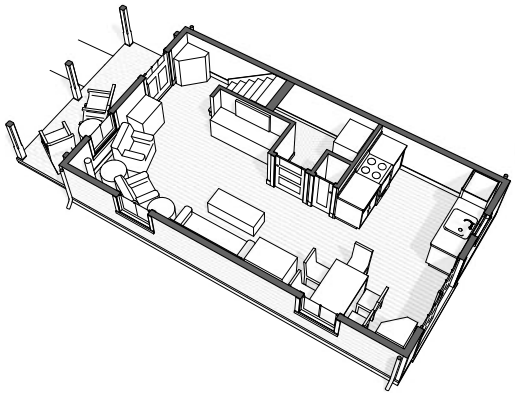
SYMBOLS LEGEND

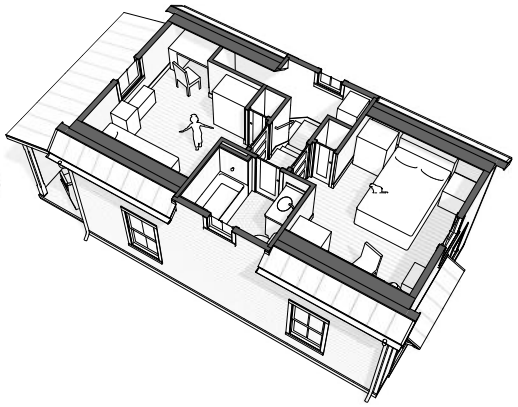
- SECTION MARKER
- ELEVATION MARKER
- INTERIOR ELEVATION
- DETAIL CALLOUT
- COMPASS (TRUE N)
- DATUM MARKER
- WINDOW CALLOUT
- DOOR CALLOUT
- FIXTURE CALLOUT
- FINISH CALLOUT
- CONTOURS (2')
- REVISION NUMBER
- CENTER LINE
- BATH LIGHT & FAN
- SOIL
- CONCRETE
- BRICK
- INSULATION (ANY)
- RIGID INSULATION
- BATT INSULATION
- WALL OUTLET
- SPECIAL-USE OUTLET
- 220V OUTLET
- ELECTRICAL SWITCH
- 3-WAY SWITCH
- LIGHT/FAN SWITCH
- CEILING LIGHT
- RECESSED LIGHT
- WALL-HUNG LIGHT
- CEILING FAN
- SMOKE DETECTOR

ABBREVIATIONS

#	POUNDS OR NUMBER	M	METERS
~	APPROXIMATELY	MAX	MAXIMUM
[ ]	METRIC UNITS (MM, U.O.N.)	MIN	MINIMUM
AC	AIR CONDITIONING	MM	MILLIMETERS
A.F.F.	ABOVE FINISH FLOOR	(N)	NEW
B.O.	BOTTOM OF	NTS	NOT TO SCALE
B/T	BETWEEN	O.C.	ON CENTER
BD	BOARD	OSB	ORIENTED STRAND BD
BM	BEAM	PERF	PERFORATED
CLG	CEILING	PT	PRESSURE-TREATED
CMU	CONC MASONRY UNIT	QTY	QUANTITY
C.O.	CASED OPENING	R	RADIUS OR RISER
CONC	CONCRETE	RCP	CEILING PLAN
CONT	CONTINUOUS	REF	REFRIGERATOR
D	DRYER	REQ'D	REQUIRED
DEMO	DEMOLISH	RM	ROOM
DH	DOUBLE HUNG	SD	SMOKE DETECTOR
DIA	DIAMETER	SF	SQUARE FEET
DIM	DIMENSION	SIM.	SIMILAR
DM	DIMMER	SPEC	SPECIFICATION
DN	DOWN	SYM	SYMMETRICAL
DW	DISHWASHER	T.O.	TOP OF
(E)	EXISTING	T&G	TONGUE & GROOVE
EL	ELEVATION	TYP	TYPICAL
ELEC	ELECTRICAL	U.O.N.	UNLESS OTHERWISE NOTED
EQ	EQUAL	W	WASHER OR WATT
EXT	EXTERIOR	W/	WITH
FIN	FINISH	W/D	WASHER & DRYER
FT	FEET	W/O	WITHOUT
GALV	GALVANIZED	WC	WATER CLOSET
GFCI	CIRCUIT INTERUPTER	WD	WOOD
GYP	GYPSUM	WH	WATER HEATER
IN	INCH(ES)	WP	WATERPROOF
INT	INTERIOR	XPS	EXTRUDED POLY
KG	KILOGRAMS		

JUNE





SISTER DESIGNS

APRIL

MAE

JULIE

SHEET INDEX

A0.0 COVER PAGE
A0.1 PROJECT INFORMATION
A0.2 GENERAL NOTES

A1.0 ROOF / FOUNDATION
A1.1 DOWNSTAIRS PLANS
A1.2 UPSTAIRS PLANS

A2.0 FRONT ELEVATIONS
A2.1 REAR ELEVATIONS

A3.0 SECTION VIEWS

A4.0 FULL SECTION DETAIL
A4.1 BATHROOM & KITCHEN

A5.0 ASSEMBLY DETAILS
A5.1 EXTERIOR OPTIONS
A5.2 DOORS & WINDOWS

A6.0 SCHEDULES

Along with these pages of technical plans, the book contains another 48 pages. Full of detailed explanations and 3D illustrations, the book gives a more complete understanding of the intentions and ideas behind the design.

IMPORTANT NOTE

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8 **2023-10-26** 3RD DRAFT (DESIGNS SYNCRONIZED)
7 **2023-08-27** ALL: 2ND DRAFTS (REFORMAT PAGES)
4 **2023-04-30** JULIE: 1ST DRAFT (LARGEST VERSION)
+ See A0.1 for more project history and credits

COVER PAGE
VARIATION: JUNE
A0.0

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PROJECT INFORMATION

LOCATION
54321 EXAMPLE AVENUE
KNOWHERE, VA 12345

PROJECT DESCRIPTION
ADU OR SINGLE-FAMILY HOUSE

PROJECT NUMBER
APN 0000-0000-000-000

FLOOR AREA
APRIL: 850 SQUARE FEET
MAE: 850 SQUARE FEET
JUNE: 740 SQUARE FEET
JULIE: 880 SQUARE FEET

CONSTRUCTION TYPE
TYPE V - WOOD FRAME CONSTRUCTION

PARCEL SIZE
[RECOMMENDED: AT LEAST 50x50 FOR JULIE, 25x50 FOR JUNE]

APPLICABLE CODES
2022 EXAMPLE STATE BUILDING CODE

PROJECT HISTORY & CREDITS

2024-02-29
9 FIRST EDITION (COMPLETED BOOK)
THANKS TO 597 KICKSTARTER SUPPORTERS.

2023-10-26
8 3RD DRAFT (DESIGNS SYNCHRONIZED)
RELEASE ON WEBSITE AND PREPARE FOR KICKSTARTER BOOK.

2023-08-27
7 ALL: 2ND DRAFTS (REFORMAT PAGES)
INCREASE DENSITY & COORDINATE INFO OF THE DRAWING SETS.

2023-07-31
6 JUNE: 1ST DRAFT (SIMPLEST VERSION)
JAY OSBORNE GIVES THE FIRST PLANS TO PATREON SUPPORTERS.

2023-05-30
5 MAE: 1ST DRAFT (ORNATE VERSION)
JAY OSBORNE GIVES THE FIRST PLANS TO PATREON SUPPORTERS.

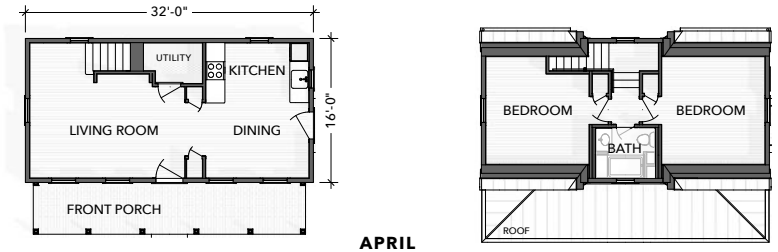
2023-04-30
4 JULIE: 1ST DRAFT (LARGEST VERSION)
JAY OSBORNE GIVES THE FIRST PLANS TO PATREON SUPPORTERS.

2023-03-31
3 APRIL: 1ST DRAFT (ELONGATED VERSION)
JAY OSBORNE GIVES FIRST PLANS TO HIS PATREON SUPPORTERS.

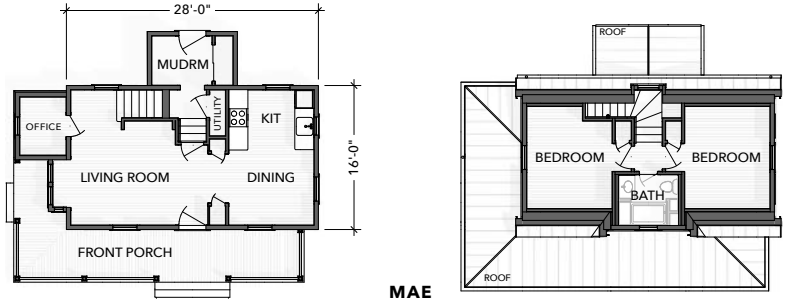
2023-02-28
2 BACKYARD 1ST DRAFT (BASIC 16x24, 650 SQ FT)
JAY OSBORNE DESIGNS THE SMALL PROTOTYPE FOR PATREON.

2022-11-30
1 FIRST PRESENTATION (SCHEMATIC DESIGN)
TEST IDEA AND CREATE PLANS FOR HARDEST, SMALLEST DESIGN.

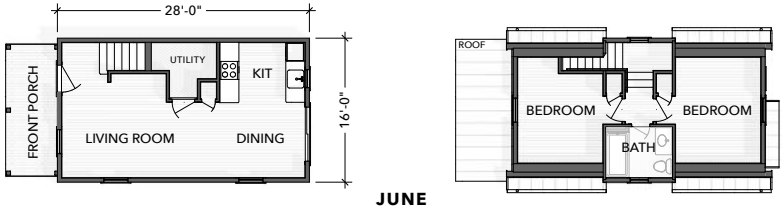
PRESENTATION PLANS



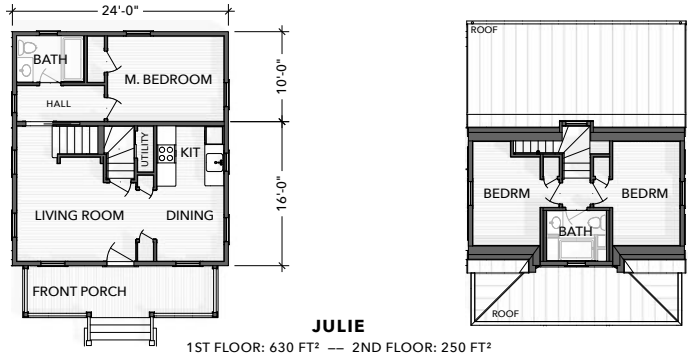
APRIL
1ST FLOOR: 520 FT² — 2ND FLOOR: 330 FT²
TOTAL AREA: 850 FT²



MAE
1ST FLOOR: 560 FT² — 2ND FLOOR: 290 FT²
TOTAL AREA: 850 FT²



JUNE
1ST FLOOR: 450 FT² — 2ND FLOOR: 290 FT²
TOTAL AREA: 740 FT²



JULIE
1ST FLOOR: 630 FT² — 2ND FLOOR: 250 FT²
TOTAL AREA: 880 FT²

CONTACT INFORMATION

OWNER
NAME
PHONE NUMBER — STREET ADDRESS
EMAIL ADDRESS — CITY / STATE / ZIP
NOTES

ARCHITECT (OR DESIGNER OF RECORD)
CONTACT PERSON — COMPANY NAME
PHONE NUMBER — STREET ADDRESS
EMAIL ADDRESS — CITY / STATE / ZIP
NOTES

GENERAL CONTRACTOR
CONTACT PERSON — COMPANY NAME
PHONE NUMBER — STREET ADDRESS
EMAIL ADDRESS — CITY / STATE / ZIP
NOTES

SURVEYOR
CONTACT PERSON — COMPANY NAME
PHONE NUMBER — STREET ADDRESS
EMAIL ADDRESS — CITY / STATE / ZIP
NOTES

PLUMBING
CONTACT PERSON — COMPANY NAME
PHONE NUMBER — STREET ADDRESS
EMAIL ADDRESS — CITY / STATE / ZIP
NOTES

MECHANICAL (AND/OR ELECTRICAL)
CONTACT PERSON — COMPANY NAME
PHONE NUMBER — STREET ADDRESS
EMAIL ADDRESS — CITY / STATE / ZIP
NOTES

STRUCTURAL
CONTACT PERSON — COMPANY NAME
PHONE NUMBER — STREET ADDRESS
EMAIL ADDRESS — CITY / STATE / ZIP
NOTES

LANDSCAPE
CONTACT PERSON — COMPANY NAME
PHONE NUMBER — STREET ADDRESS
EMAIL ADDRESS — CITY / STATE / ZIP
NOTES

INTERIORS
CONTACT PERSON — COMPANY NAME
PHONE NUMBER — STREET ADDRESS
EMAIL ADDRESS — CITY / STATE / ZIP
NOTES

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FOUR DESIGNS BY JAY OSBORNE

BACKYARD FARMHOUSE

APRIL, MAE, JUNE, & JULIE

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PROJECT INFO

A0.1

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1B – ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND IN THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER OR THEIR REPRESENTATIVE BEFORE PROCEEDING WITH THE WORK.

1C – IF PRINTING FULL-SIZE DRAWING SET, DO NOT SCALE DRAWINGS.

1D – WRITTEN DIMENSIONS TAKE PRECEDENCE OVER MEASUREMENTS.

~~**1E** – METRIC DIMENSIONS DO NOT PRECISELY MATCH IMPERIAL DIMS (AS DRAWN) DUE TO DIFFERING CODES AND MODULAR STANDARDS. IF ACCURACY IS DOUBTED, IMPERIAL DIMENSIONS TAKE PRECEDENCE.~~

1F – DIMENSIONS ARE TAKEN FROM FACE OF FRAMING LUMBER, FACE OF CONCRETE/ MASONRY, CENTER/FACE OF COLUMN, AND CENTERLINE OF FIXTURE, UNLESS OTHERWISE NOTED.

1G – ALL DIMENSIONS NOTED "VERIFY IN FIELD" (V.I.F.) SHALL BE MEASURED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE OWNER OR THEIR REPRESENTATIVE.

1H – ALL NOTES AND DETAILS ARE TYPICAL. SIMILAR NOTES AND DETAILS APPLY IN SIMILAR SITUATIONS.

1I – IN THE CASE OF DISCREPANCIES WITHIN DESCRIPTIONS OF SIMILAR ITEMS, PRECEDENCE SHALL BE GIVEN TO NOTES AND DRAWINGS OF GREATER DETAIL.

1J – INSTALL FIXTURES, MATERIALS, AND EQUIPMENT ACCORDING TO MANUFACTURERS' SPECIFICATIONS. SHOULD THOSE SPECS CONFLICT WITH THE DRAWINGS, OR VIOLATE LOCAL REGULATIONS, IMMEDIATELY NOTIFY THE OWNER OR THEIR REPRESENTATIVE.

1K – VERIFY CLEARANCES FOR FIXTURES, VENTS, CHASES, ETC. BEFORE ORDERING OR INSTALLING RELATED WORK ITEMS.

1L – COORDINATE ALL WORK WITH EXISTING CONDITIONS, INCLUDING BUT NOT LIMITED TO: IRRIGATION PIPES, ELECTRICAL CONDUITS, WATER LINES, GAS LINES, AND DRAINAGE LINES.

1M – IT IS BEYOND THE SCOPE OF ARCHITECTURAL DRAWINGS TO ILLUSTRATE THE BUILDING CODE. BUILDERS: READ IT, FOLLOW IT.

2 (SITE / FOUNDATION)

2A – ANY SURVEY MARKERS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR.

2B – GRADING AND SITEWORK SHALL BE MINIMAL IN ALL AREAS NOT DIRECTLY AFFECTED BY THE NEW CONSTRUCTION. FOLLOW BEST PRACTICES AND LOCAL REQUIREMENTS IN ORDER TO MINIMIZE ENVIRONMENTAL DAMAGE.

2C – FINISH GRADE SHALL SLOPE DOWN FROM HOUSE, AT A HEIGHT OF 6 INCHES OVER A 10 FOOT DISTANCE.

2D – BEFORE GRADING OPERATIONS, A TEMPORARY PROTECTION FENCE SHALL BE CONSTRUCTED AROUND ANY TREE WITHIN 30 FEET OF THE FOUNDATION. SILT FENCES SHALL BE CONSTRUCTED DOWNSLOPE OF ANY AREA WHERE THE SOIL IS DISTURBED.

2E – DEPICTED FOUNDATION IS BASED ON FICTIONAL CONDITIONS. CONDUCT A SOIL TEST AND STRUCTURAL ENGINEERING FOR A SITE-SPECIFIC FOUNDATION. (AND THEN YOU CAN DELETE THIS NOTE)

2F – FOOTINGS SHALL EXTEND BELOW THE LOCAL FROST LINE.

2G – PERFORATED DRAINAGE PIPES SHALL BE LOCATED WITHIN A GRAVEL PERIMETER AROUND THE FOUNDATION; AND MULTIPLE DRAINAGE OUTLETS LEAD DOWNSLOPE AWAY FROM THE BUILDING.

2H – ALL WOOD WITHIN 8 INCHES OF THE GROUND SHALL BE PRESSURE TREATED OR COMPRISE A SUITABLY ROT RESISTANT MATERIAL. METAL CONNECTIONS WHICH TOUCH THIS WOOD SHOULD BE GALVANIZED OR STAINLESS STEEL.

3 (CONSTRUCTION)

3A – ALL CONSTRUCTION SHALL BE TRUE, PLUMB, LEVEL, SQUARE, AND IN PROPER ALIGNMENT.

3B –THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE FULL-SIZE SET OF DRAWINGS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION. ALL SUBCONTRACTORS SHALL BE PROVIDED WITH A SET OF DRAWINGS.

3C – THE GENERAL CONTRACTOR SHALL VERIFY AND ASSUME RESPONSIBILITY FOR ALL DIMENSIONS AND SITE CONDITIONS, AS WELL AS INSPECT THE PREMISES AND TAKE NOTE OF EXISTING CONDITIONS PRIOR TO SUBMITTING PRICES. NO CLAIM SHALL BE ALLOWED FOR PROBLEMS WHICH COULD HAVE BEEN PREVENTED BY A THOROUGH EXAMINATION.

3A – PROVIDE TEMPORARY SUPPORT AS NECESSARY TO ENSURE THE STRUCTURAL INTEGRITY OF THE BUILDING UNDER CONSTRUCTION. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION-RELATED ACTIVITIES.

3D – THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR REGULARLY REMOVING THE WASTE MATERIALS OF ALL SUBCONTRACTORS, AND MAINTAIN STRICT CONTROL OVER JOB CLEANING TO PREVENT DUST AND RUBBISH FROM INTERFERING WITH OPERATIONS.

3E – CONSTRUCTION EQUIPMENT NOISE SHALL BE MINIMIZED DURING THE CONSTRUCTION PHASES BY MUFFLING AND SHIELDING IMPACT TOOLS WHENEVER POSSIBLE.

3F – IF THE WORK OF ANY CONTRACTOR SIGNIFICANTLY DEVIATES FROM THE CONTRACT DRAWINGS WITHOUT THEM FIRST GETTING PERMISSION FROM THE APPROPRIATE PERSON, THAT CONTRACTOR MAY BE REQUIRED TO FIX THEIR WORK AT THEIR OWN EXPENSE.

4 (UTILITIES)

4A – ANY ELECTRICAL, PLUMBING AND/OR HVAC SYSTEMS INCLUDED IN THE WORK SHALL BE INSTALLED ON A DESIGN-BUILD BASIS, AND SHALL NOT SIGNIFICANTLY ALTER THE STRUCTURE OR FINISHES.

5 (WEATHERPROOFING)

5A – CHECK LOCAL CODES FOR INSULATION REQUIREMENTS.

5B – DEPICTED WEATHERPROOFING METHODS (SUCH AS SEALANT, CAULKING, AND FLASHING) ARE NOT COMPREHENSIVE. FOLLOW REQUIREMENTS AND RECOMMENDATIONS OF BUILDING CODES, PRODUCT MANUFACTURERS, AND CONSTRUCTION BEST PRACTICES.

6 (EGRESS / FIRE SAFETY)

6A – FIRE BLOCKING AND FIRE-RATED SHEATHING SHALL BE PROVIDED AS REQUIRED AT CEILINGS, FLOORS, AND ENCLOSED USABLE SPACE UNDER STAIRS.

6B – SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS SHALL BE INSTALLED PER APPLICABLE CODES.

6C – ALL GLASS SHALL CONFORM WITH HUMAN IMPACT AND SAFETY REQUIREMENTS.

6D – ALL REQUIRED EXITS SHALL BE OPERABLE FROM THE INSIDE, WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE.

6E – THE MINIMUM STAIRCASE TREAD SHALL BE 10" AND MINIMUM RISER OF 7.75", WITH A MAXIMUM 3/8" VARIATION WITHIN A FLIGHT.

6F – HANDRAILS SHALL BE LOCATED 34-38 INCHES [864-965 MM] ABOVE STAIR TREADS AS MEASURED FROM THE NOSINGS.

6G – GUARDRAILS MUST BE LOCATED ALONG ANY EDGE WHERE THE FLOOR DROPS 30" [762] OR MORE TO THE FLOOR OR GROUND BELOW.

7 (FINISHES & FIXTURES)

7A – PROVIDE ADEQUATE BLOCKING AROUND CABINETRY, PLUMBING FIXTURES, AND OTHER APPLICABLE AREAS.

7B – CONTRACTOR MUST ENSURE THE INTERIOR SHEATHING IS FLUSH, CLEAN AND FREE OF DUST AND DEFECTS BEFORE THE APPLICATION OF PAINT COATINGS

7C – FLOOR MATERIAL TRANSITIONS OCCUR AT THE CENTERLINE OF DOORS OR FRAMED OPENINGS.

7D – PROVIDE AT LEAST 1 COAT PRIMER AND 2 FINISH COATS OF PAINT AT INTERIOR AND EXTERIOR SURFACES.

7E – DO NOT USE SCREW-ON, NON-OPERABLE WINDOW SHUTTERS. THEY ARE AS TACKY AS CLIP-ON TIES.

7F – AN ECONOMICAL ALTERNATIVE TO LOUVERED SHUTTERS: BOARD & BATTEN SHUTTERS. BUT DO NOT USE SCREW-ON, NON-OPERABLE SHUTTERS. (IT WOULD BE BETTER TO USE NONE AT ALL.)

7G – DO NOT USE ALUMINUM OR VINYL SIDING. SNAP-ON SIDING MAKES ONCE-BEAUTIFUL HOUSES LOOK LIKE CHEAP PLASTIC TOYS.

7H – SCREEN PORCHES MAY BECOME FUTURE ADDITIONS TO THE CONDITIONED SPACE (AS A MUDROOM, BATHROOM TO A BEDROOM SUITE, ETC). BUILD THEM WITH THAT IN MIND.

7I – WALL-TO-WALL CARPETING IS FORBIDDEN.

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FOUNDATION PLAN NOTES

1. ALL FOUNDATION DESIGNS MUST BE ENGINEERED TO LOCAL CONDITIONS. THIS IS ONLY A TEMPLATE. MANY FACTORS MUST BE CONSIDERED FOR A PERMIT, INCLUDING SOIL TYPE, SEISMIC DEMANDS, FLOODING ISSUES, AND LOCAL REGULATIONS.

2. OTHER FOUNDATION TYPES CAN BE USED. FOR INSTANCE, A BASEMENT, CRAWLSPACE, OR PIER FOUNDATION. BECAUSE THE FOUNDATION MUST BE REDESIGNED AND ENGINEERED REGARDLESS, IT'S IMPORTANT TO REALIZE THAT THESE OPTIONS ARE OPEN.

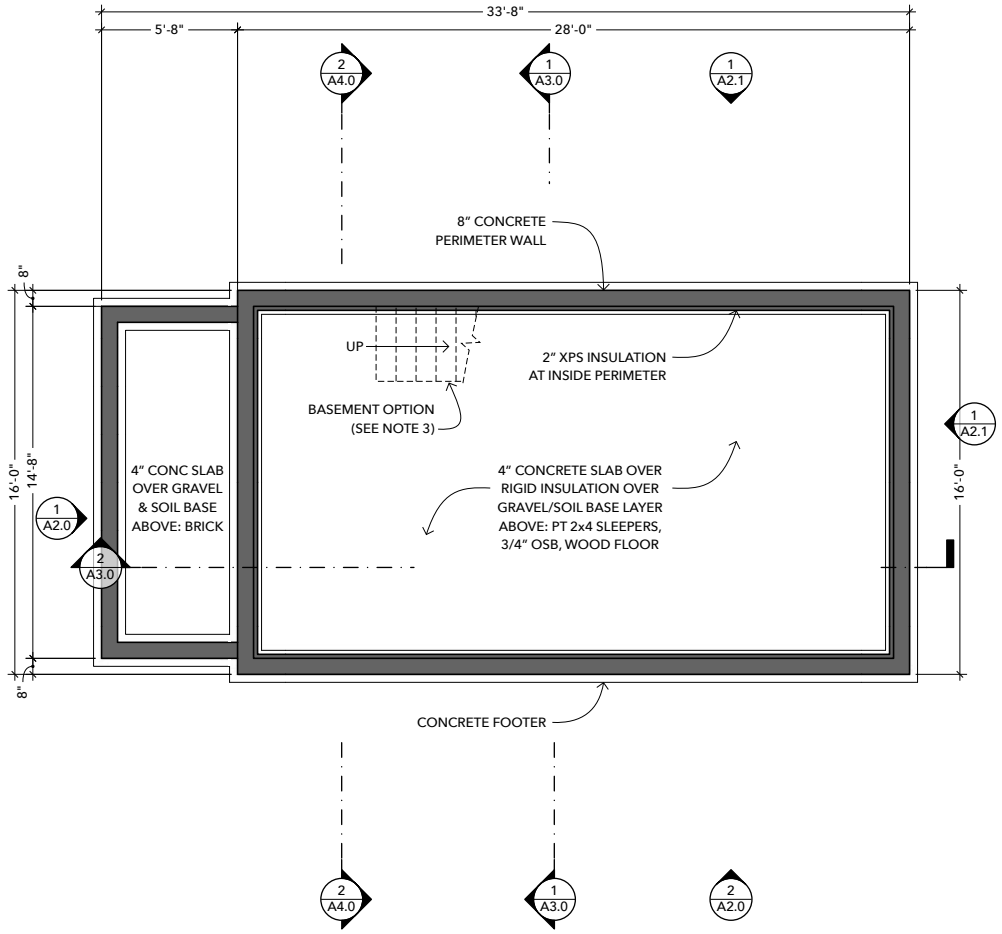
3. IF A BASEMENT IS USED INSTEAD OF A SLAB FOUNDATION, STACK THE STAIRS. IT MAY BE POSSIBLE TO HAVE A SINGLE GARAGE DOOR ON THE 16' REAR WALL.

ROOF PLAN NOTES

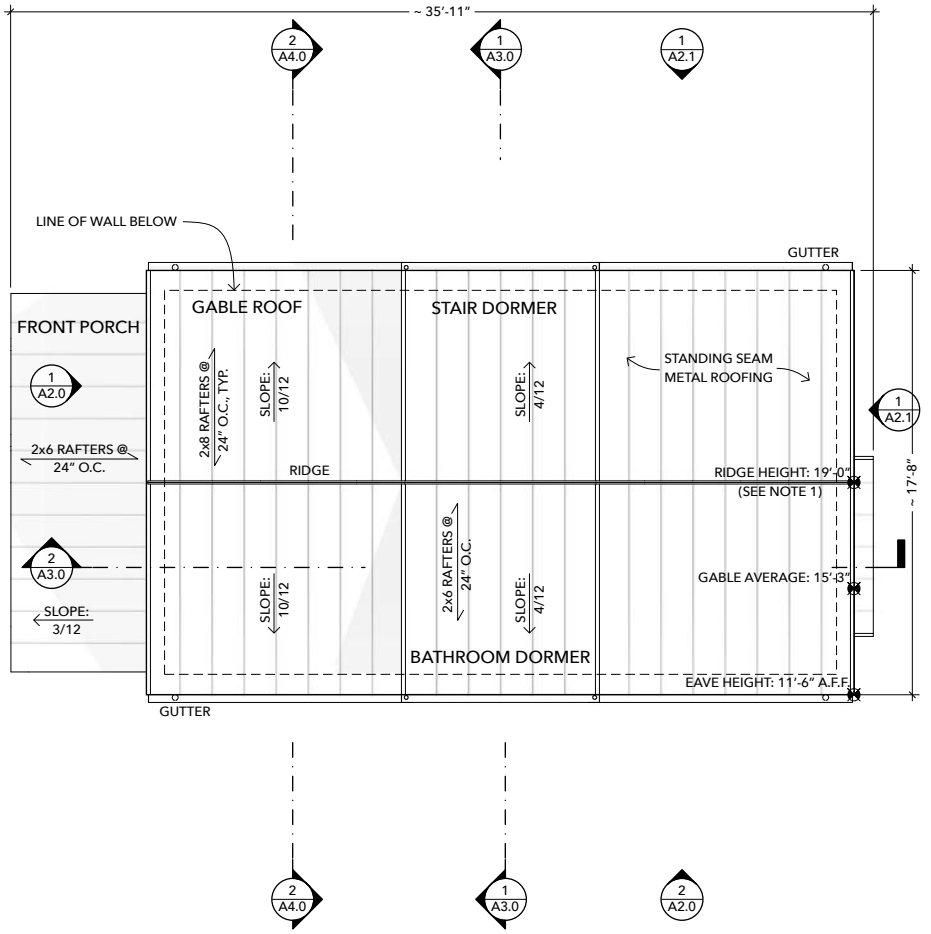
1. DATUMS ARE TO FINISH FLOOR. BUILDING HEIGHTS ARE OFTEN MEASURED TO GRADE. THEREFORE, THIS DESIGN WORKS WITH AN 16 FOOT HEIGHT RESTRICTION (GABLE AVERAGE) OR A 20 FOOT HEIGHT RESTRICTION (ROOF RIDGE TO GRADE).

2. BACK-TO-BACK SHED DORMERS MIGHT ALSO BE CONSIDERED A GABLE. IF THAT TRIGGERS ADDITIONAL HEIGHT RESTRICTIONS, YOU CAN REDUCE THE DORMER ROOF SLOPES SO THAT THE RIDGE OF THE MAIN ROOF IS MORE PRONOUNCED.

3. THE ROOF HAS MANY APPROPRIATE MATERIAL OPTIONS, BUT MODERN METAL WAREHOUSE ROOFING (W/ RECTANGULAR CORRUGATIONS) SHOULD BE AVOIDED.



1 FOUNDATION PLAN
SCALE: 1/8" = 1'-0"



2 ROOF PLAN
SCALE: 1/8" = 1'-0"

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FOUR DESIGNS BY JAY OSBORNE

BACKYARD FARMHOUSE

JUNE'S VERSION (SIMPLE & ECONOMICAL)

9	**2024-02-29**	FIRST EDITION (COMPLETED BOOK)
8	**2023-10-26**	3RD DRAFT (DESIGNS SYNCRONIZED)
7	**2023-08-27**	ALL: 2ND DRAFTS (REFORMAT PAGES)
6	**2023-07-31**	JUNE: 1ST DRAFT (SIMPLEST VERSION)
+	See A0.1 for more project history and credits	

ROOF/FOUNDATION
VARIATION: JUNE

A1.0

FLOOR PLAN NOTES:

1. UTILITY CLOSET SHALL HAVE FIRE-RATED SHEATHING ON WALLS AND CEILING.

2. OPTIONAL BUILT-IN SHELVING (ALSO: LOCATION FOR OPTIONAL WOODSTOVE).

3. CONSIDER FRAMING WALL OPENINGS FOR FUTURE EXPANSION (OR WINDOWS).

DOORS

- (A) 36x84 9-LITE (FRONT DOOR)
- (C) 30x80 5-PANEL INT DOOR
- (D) 24x80 1-PANEL INT DOOR
- (E) 18x80 LOUVERED INT DOOR
- (G) 60x80 SLIDING GLASS DOORS

WINDOWS

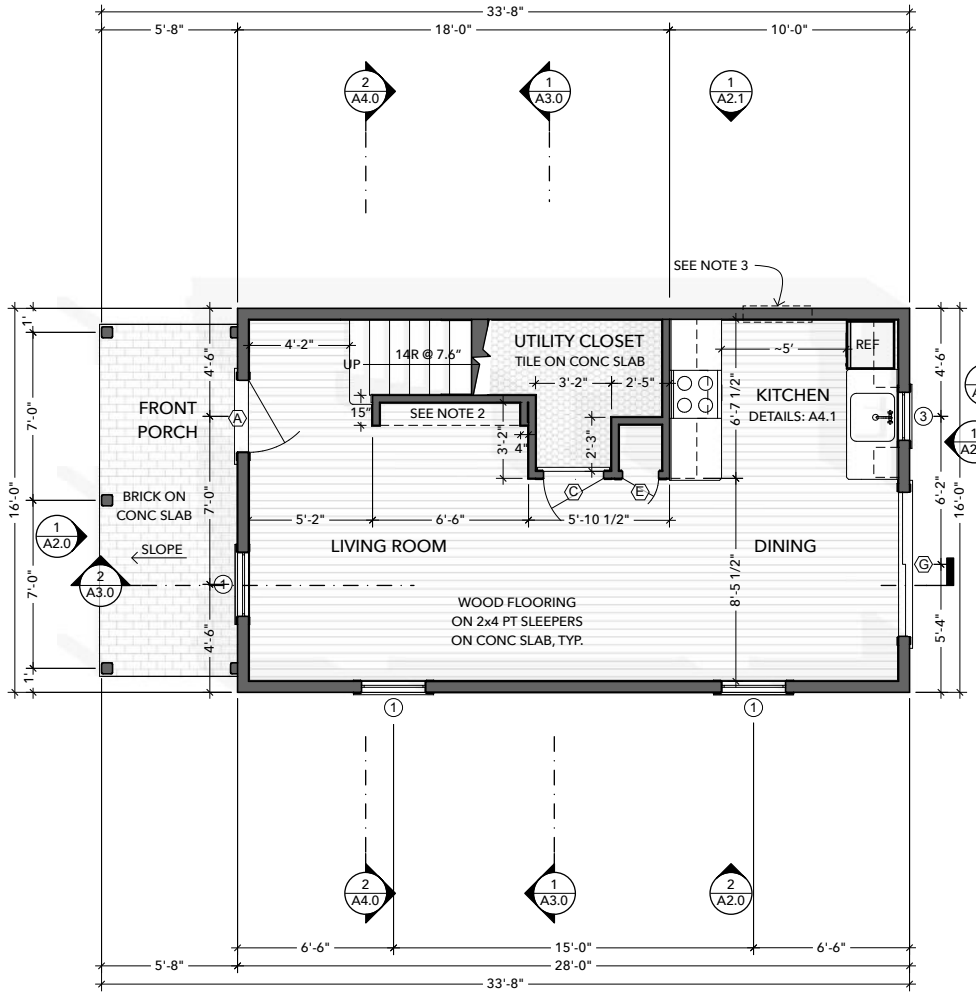
- (1) 32x60 DH WINDOW 2/2 DIVIDED LITES
- (2) 24x48 DH WINDOW 2/2 DIVIDED LITES
- (3) 24x42 DH WINDOW 2/2 DIVIDED LITES

REFLECTED CEILING PLAN / ELECTRICAL PLAN NOTES

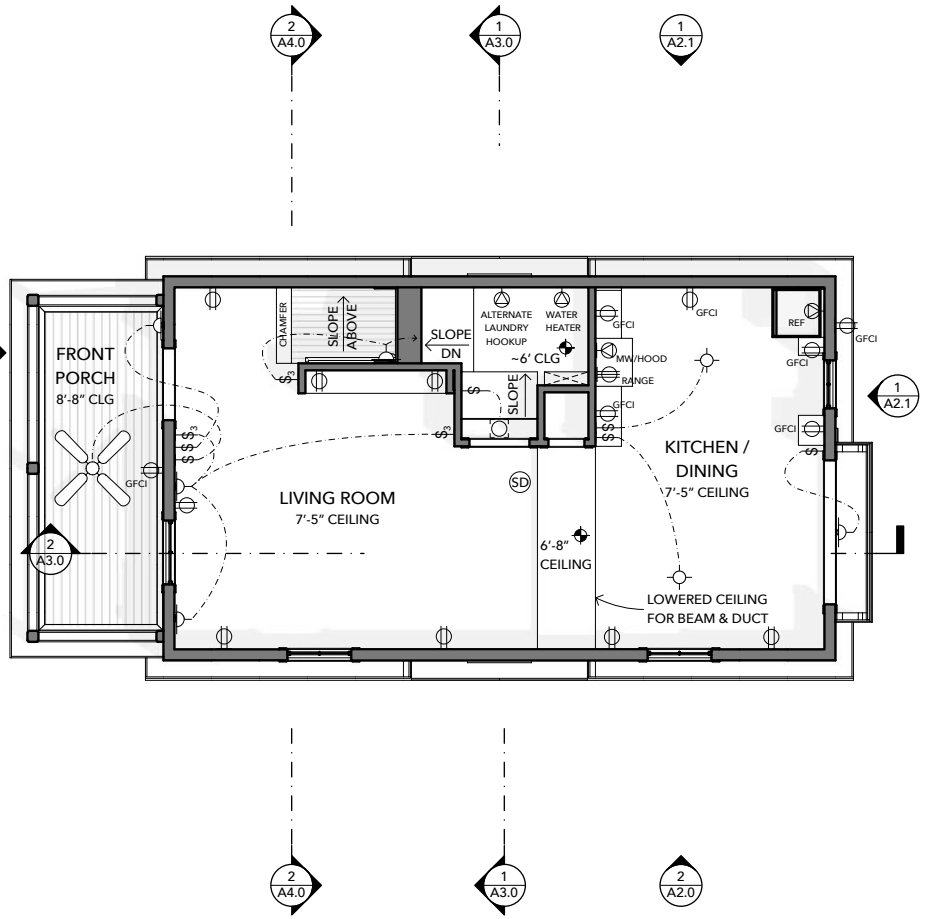
1. CEILING HEIGHTS ARE APPROXIMATE (+/- 1"). SEE SECTIONS FOR EXACT HEIGHTS.

2. CENTER THE ELECTRICAL FIXTURES ON SURFACES, AND WITH PRIMARY DESIGN ELEMENTS.

3. CEILING AT MUD/ UTIILITY ROOM SHALL BE FIRE-RATED USING GYP BD SHEATHING



1 DOWNSTAIRS FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 DOWNSTAIRS CEILING & ELECTRICAL PLAN
SCALE: 1/8" = 1'-0"

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DOWNSTAIRS PLANS
VARIATION: JUNE

A1.1

FLOOR PLAN NOTES

1. STAIR LANDING MUST HAVE A 36" CLEAR PATH OF TRAVEL.

2. ANY AREA OF ROOM WITH LESS THAN A 5' CEILING DOES NOT QUALIFY AS SQUARE FOOTAGE, AND SHALL NOT BE INCLUDED IN TOTAL FLOOR AREA, OR ROOM AREA.

3. AT LEAST 50% OF BEDROOM AREA (SEE NOTE ABOVE) MUST HAVE A 7' MIN CEILING.

4. LAUNDRY ALCOVE AT STAIR LANDING COULD INSTEAD BE A LINEN CLOSET, A READING BENCH, OR AN HVAC CLOSET.

DOORS

- (A) 36x84 9-LITE (FRONT DOOR)
- (C) 30x80 5-PANEL INT DOOR
- (D) 24x80 1-PANEL INT DOOR
- (E) 18x80 LOUVERED INT DOOR
- (G) 60x80 SLIDING GLASS DOORS

WINDOWS

- (1) 32x60 DH WINDOW 2/2 DIVIDED LITES
- (3) 24x42 DH WINDOW 2/2 DIVIDED LITES

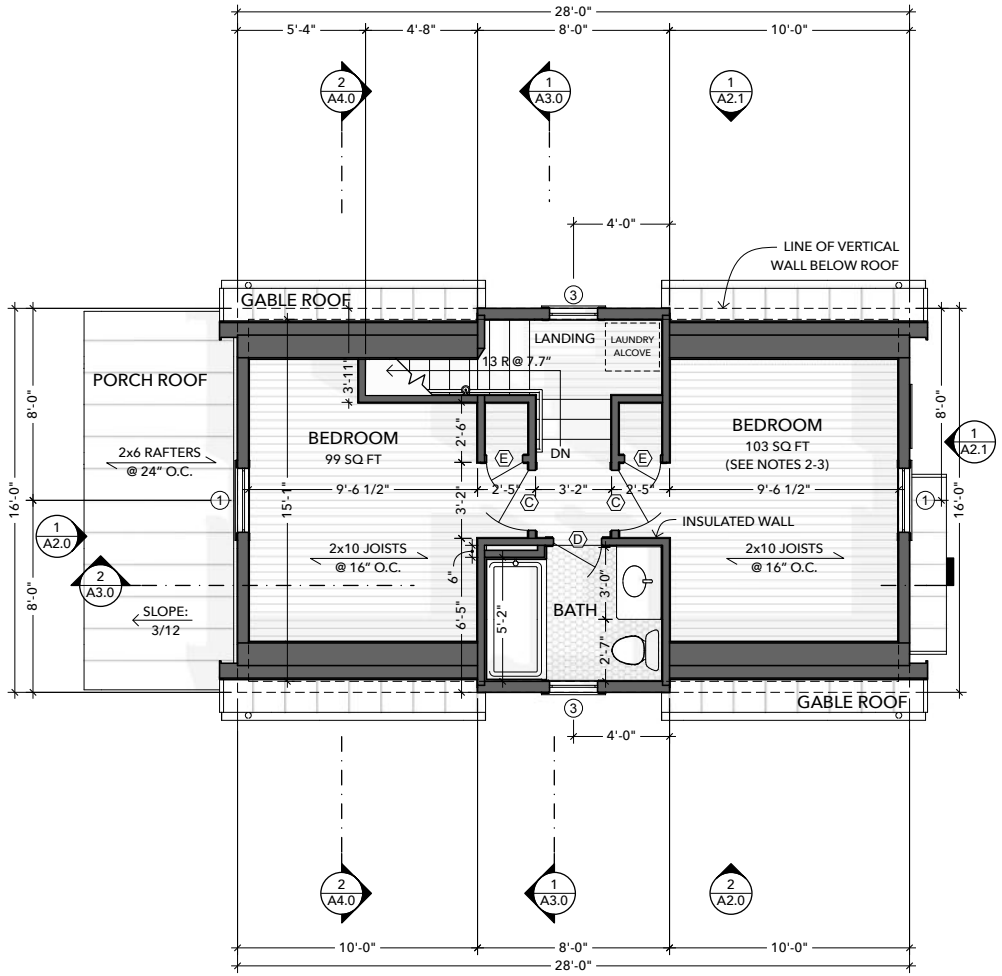
REFLECTED CEILING PLAN & ELECTRICAL NOTES

1. CEILING HEIGHTS ARE APPROXIMATE (+/- 1")

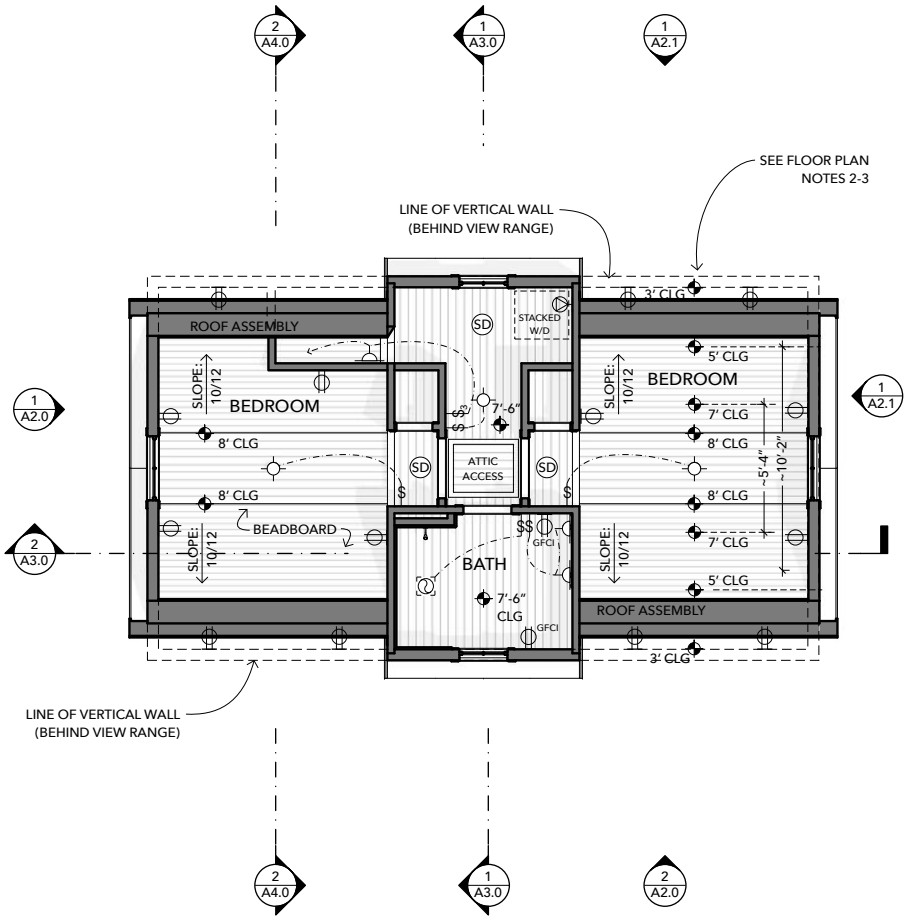
2. CENTER THE ELECTRICAL FIXTURES ON SURFACES AND/OR WITH GEOMETRIC AXES.

3. A MIN 30x30-INCH AREA OF THE SHOWER MUST HAVE A CEILING HEIGHT OF OVER 6'-8".

4. BY CODE, THE BACK OF THE LAVATORY AND TOILET CAN HAVE A 5' CEILING, BUT THE CEILING NEEDS TO BE AT LEAST 6'-8" AT THE FRONT OF THESE FIXTURES.



1 UPSTAIRS FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 UPSTAIRS CEILING & ELECTRICAL PLAN
SCALE: 1/8" = 1'-0"

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UPSTAIRS PLANS
VARIATION: JUNE

A1.2

ELEVATION NOTES

1. DATUMS ARE TO FINISH FLOOR. BUILDING HEIGHTS ARE OFTEN MEASURED TO GRADE. THEREFORE, THIS DESIGN WORKS WITH AN 16-FOOT HEIGHT RESTRICTION (GABLE AVERAGE) OR A 20-FOOT HEIGHT RESTRICTION (ROOF RIDGE TO GRADE).

2. THIS DESIGN ASSUMES THE STRICTEST PRACTICAL BUILDING HEIGHT LIMITS. IF ANY REGULATION DEMANDS A SHORTER HOUSE, IT WAS MADE TO OUTLAW 2ND FLOORS – OR ELSE TO CRIMINALIZE TRADITIONAL, TIMELESS, AND AFFORDABLE HOUSES.

3. DON'T INCLUDE WINDOW SHUTTERS UNLESS THEY ARE OPERABLE AND PROPERLY SIZED. FAKE, TACK-ON WINDOW SHUTTERS ARE STRICTLY PROHIBITED.

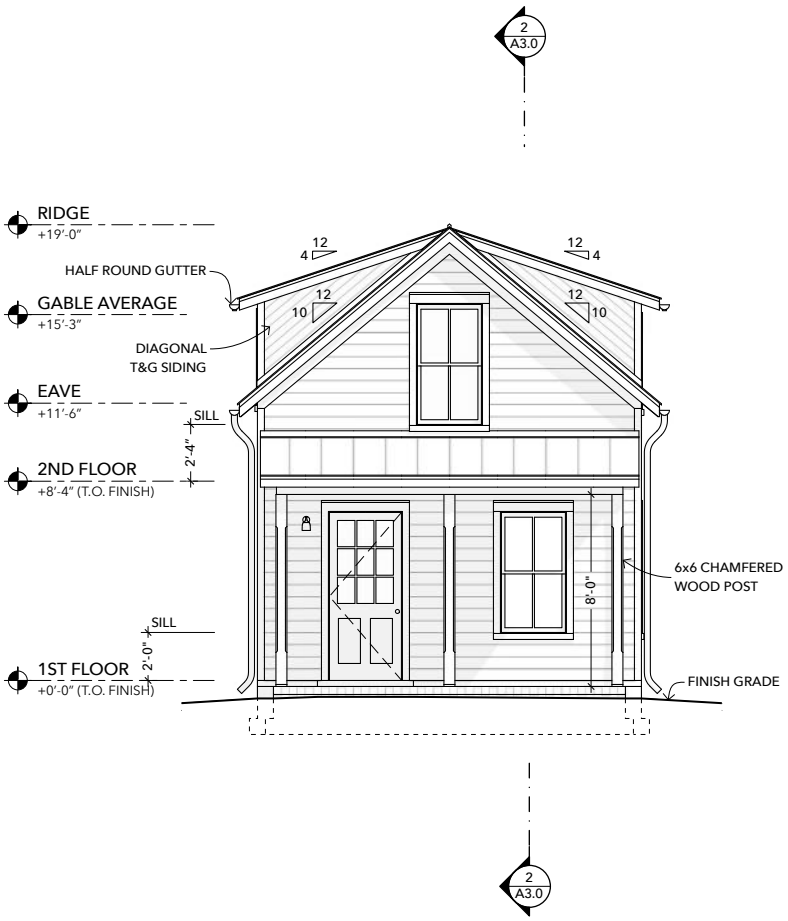
4. **DOORS**: MARVIN ULTIMATE SERIES. BUT ANTIQUES PREFERRED. TRIM: WOOD OR FIBER CEMENT: 1x4 SIDE, 2x6 UPPER (W/ EXPOSED FLASHING), 3" SILL.

5. **WINDOWS:** DOUBLE HUNG W/ 2/2 DIVIDED LITES, MARVIN ULTIMATE SERIES, OR ANTIQUE. TRIM: SOLID WOOD OR FIBER CEMENT: 1x4 SIDE, 2x6 UPPER, 3" SILL.

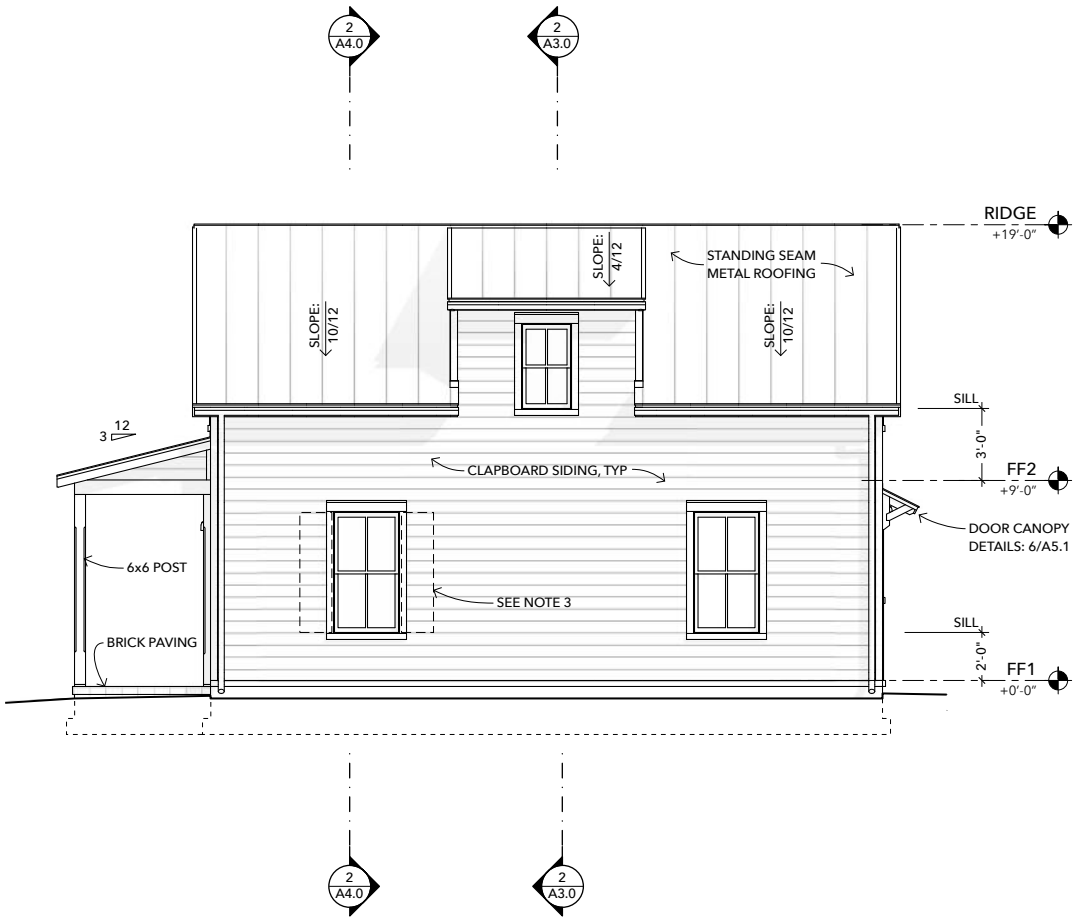
6. **SIDING:** 4-6" FIBER CEMENT CLAPBOARD. JAMES HARDIE: ARTISAN SERIES. OTHER OPTIONS: WOOD, SHINGLES, BOARD & BATTEN. BUT VINYL SIDING IS FORBIDDEN.

7. **ROOFING:** STANDING SEAM METAL PANELS (16"). IF BUDGET ALLOWS: WOOD SHINGLES OR SLATE. TO SAVE COSTS: USE 5V GALVALUME PANELS OR ROUND CORRUGATED STEEL. DON'T USE METAL PANELS WITH SQUARE-ISH CORRUGATIONS.

8. DO NOT "PORK CHOP" ANY OF THE ROOF EAVES.



1 WEST ELEVATION (FRONT)
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

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FRONT ELEVATIONS
VARIATION: JUNE

A2.0

ELEVATION NOTES

1. SECTION DIMENSIONS TAKE PRECEDENCE, WHEREVER PRECISION IS DEMANDED.

2. SOME DETAILS IN THE REAR ELEVATIONS CAN BE SIMPLIFIED, SINCE THEY ARE LESS FORMAL AND LESS VISIBLE. FOR INSTANCE, WINDOW SHUTTERS MAY BE OMITTED. IT'S BETTER TO HAVE NO SHUTTERS THAN CORNY, USELESS, TACK-ON PLASTIC ONES.

3. ALL UPSTAIRS WINDOWS ARE NEEDED FOR DAYLIGHTING AND CROSS BREEZES.

4. MORE WINDOWS COULD BE INCLUDED, IF COSTS PERMIT. ALSO, CONSIDER FUTURE ADDITIONS. IT COSTS LITTLE TO FRAME OPENINGS FOR FUTURE DOORS & WINDOWS.

5. **DOORS**: MARVIN ULTIMATE SERIES. BUT ANTIQUES PREFERRED. TRIM: WOOD OR FIBER CEMENT: 1x4 SIDE, 2x6 UPPER (W/ EXPOSED FLASHING), 3" SILL.

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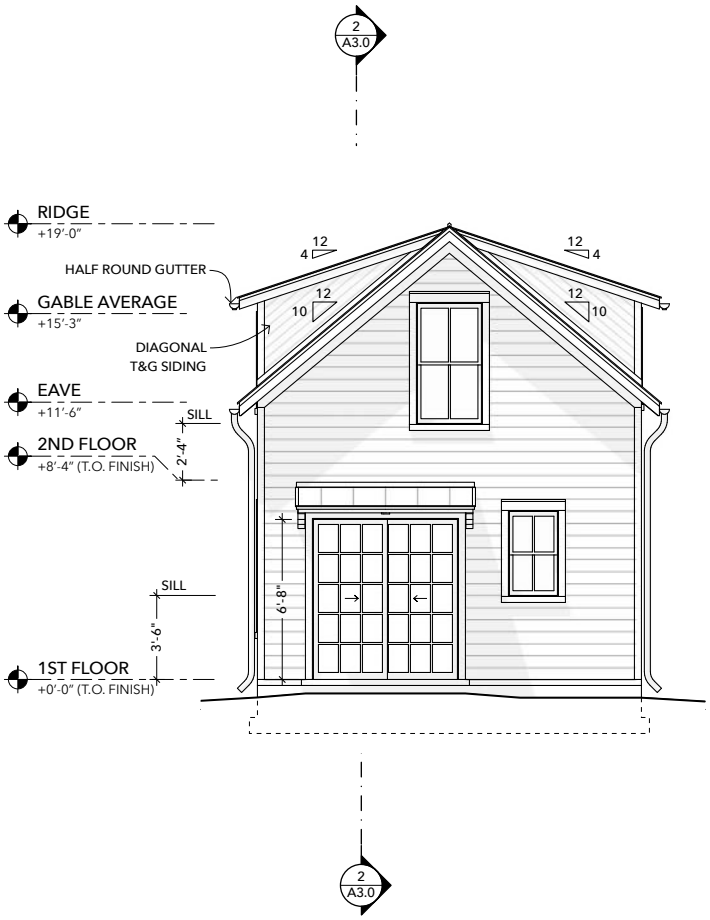
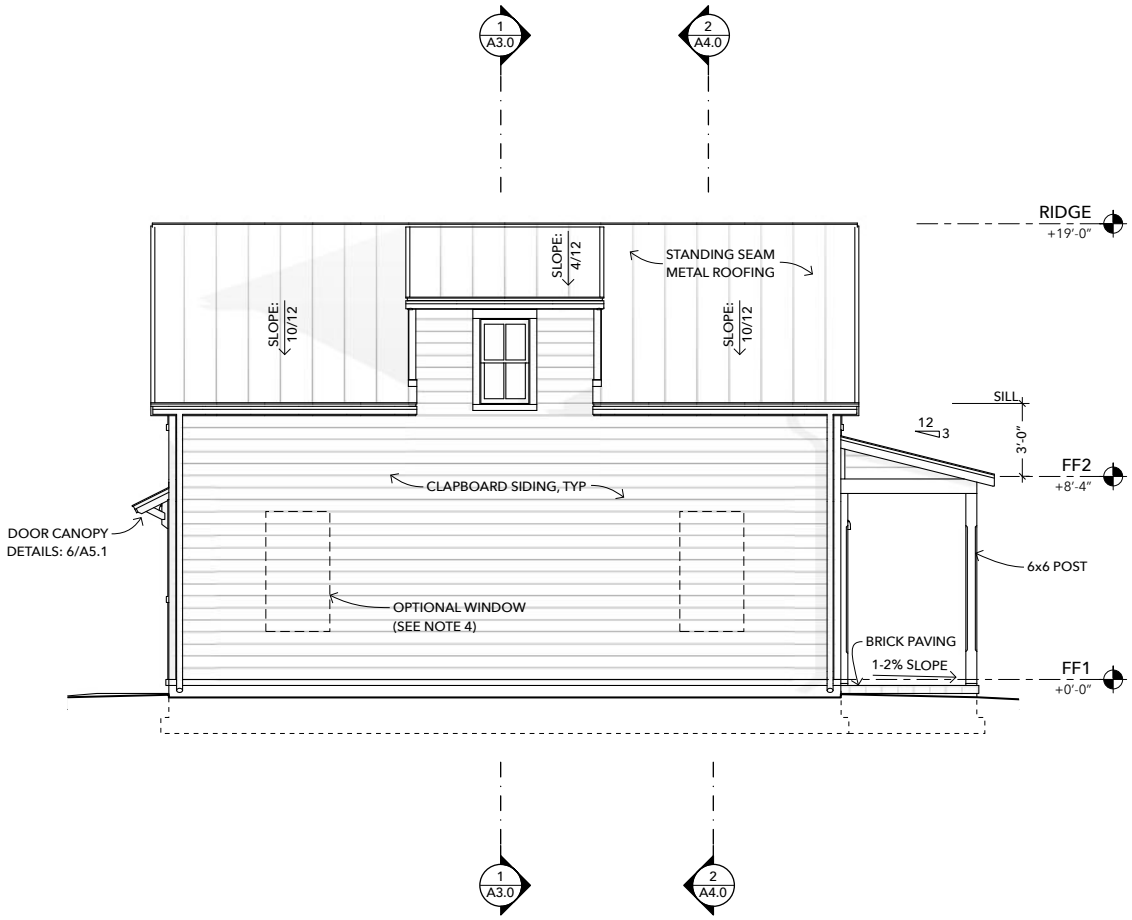
7. **SIDING:** 4-6" FIBER CEMENT CLAPBOARD. JAMES HARDIE: ARTISAN SERIES. OTHER OPTIONS: WOOD, SHINGLES, BOARD & BATTEN. BUT VINYL SIDING IS FORBIDDEN.

8. **ROOFING:** STANDING SEAM METAL PANELS (16"). IF BUDGET ALLOWS: WOOD SHINGLES OR SLATE. TO SAVE COSTS: USE 5V GALVALUME PANELS OR ROUND CORRUGATED STEEL. DON'T USE METAL PANELS WITH SQUARE-ISH CORRUGATIONS.

9. DO NOT "PORK CHOP" ANY OF THE ROOF EAVES.



1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

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REAR ELEVATIONS
VARIATION: JUNE

A2.1

SECTION NOTES

1. SEE TYPICAL SECTION DETAIL ON SHEET A4.0.

2. FOUNDATION TO BE ENGINEERED BASED ON SITE-SPECIFIC REQUIREMENTS.

3. A CRAWLSPACE OR BASEMENT FOUNDATION WOULD ADD AT LEAST 1-2 FEET TO THE OVERALL BUILDING HEIGHT. MAYBE MORE (DEPENDS ON HOW IT'S MEASURED).

4. JUNE'S BACKYARD FARMHOUSE IS MORE FLEXIBLE THAN THE OTHER VARIATIONS. (THE HIGHER CEILINGS ALLOW THE BATHROOM TO BE REARRANGED AS NEEDED.) BUT LOWERING THE CEILINGS COULD STILL CAUSE MANY HEADACHES.

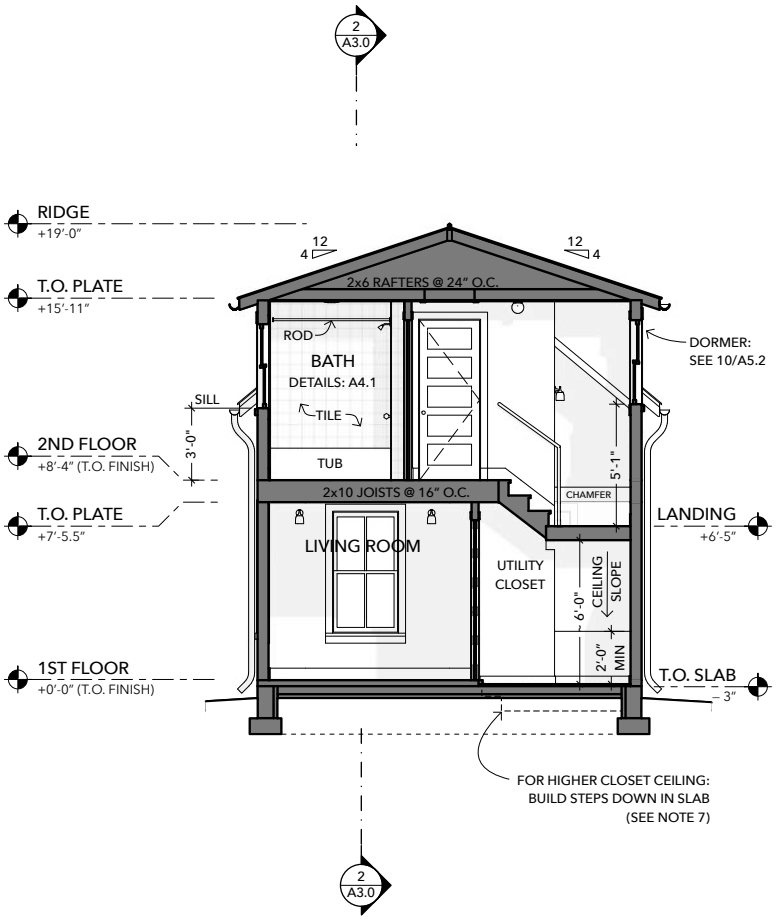
5. IF PERMITTED, RAISING THE CEILINGS BY 6-18 INCHES MAKES THE DESIGN MORE COMFORTABLE. IF ANY MORE THAN 18 INCHES, YOU'LL CAUSE OTHER PROBLEMS.

6. ROOF INSULATION THICKNESS (ABOUT 10") ASSUMES AN UNVENTED ASSEMBLY THAT WORKS IN MOST OF THE U.S. (FOR ROOF ASSEMBLY OPTIONS, SEE: A5.0)

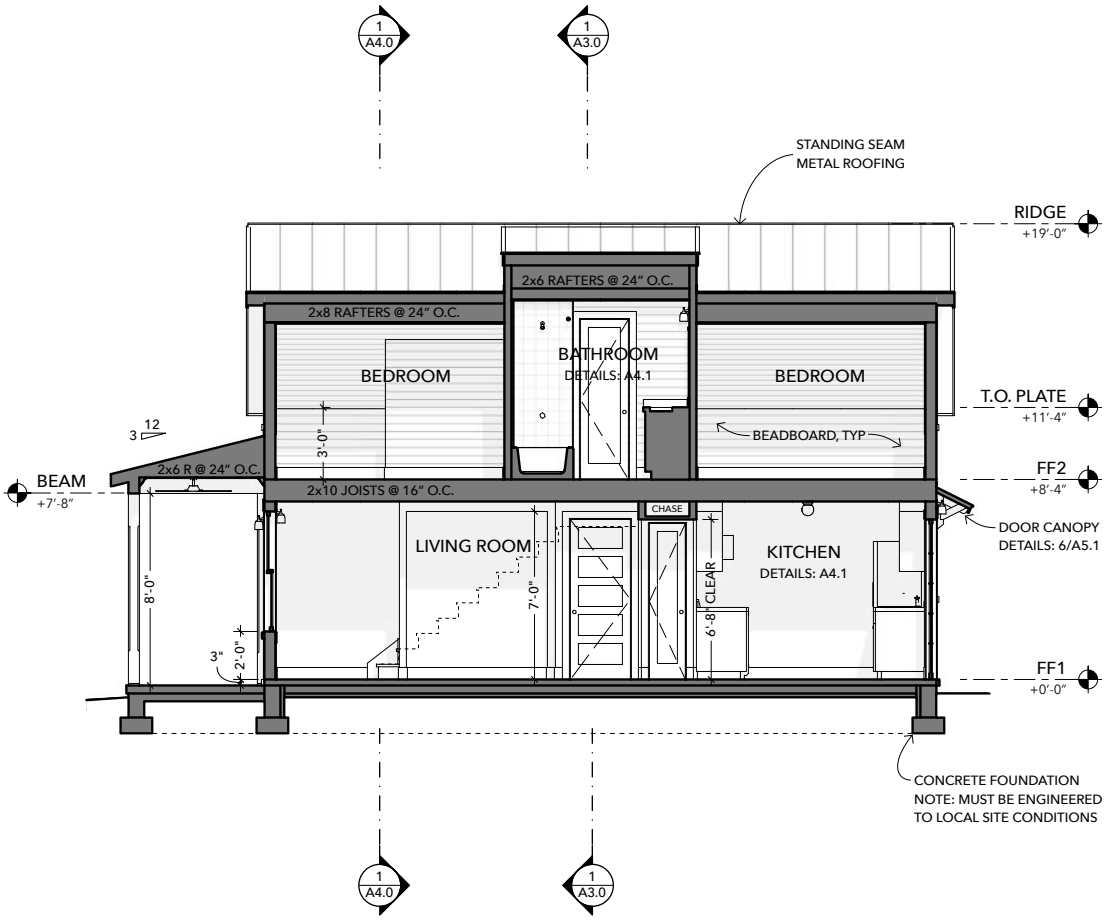
7. SLAB AT UTILITY CLOSET COULD STEP DOWN INTO GROUND, TO INCREASE THE CEILING HEIGHT, AND POTENTIALLY ADD A REAR DOOR, MAKING IT A MUDROOM.

8. MAINTAIN 80" MINIMUM HEAD CLEARANCE AT THE STAIRCASE.

9. THE VERTICAL SIDE WALLS AT THE BEDROOMS ARE ONLY 3' TALL, BUT THEY CAN BE FURRED INWARD TO BE 4' OR 4'-6" TALL. (MORE COMFORT, LESS SPACE.)



1 TRANSVERSE SECTION
SCALE: 1/8" = 1'-0"



2 LONGITUDINAL SECTION
SCALE: 1/8" = 1'-0"

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SECTION VIEWS
VARIATION: JUNE

A3.0

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SPACE & USAGE NOTES

1. FOR AN AREA OF THE HOUSE TO BE CONSIDERED HABITABLE FLOOR AREA, IT MUST HAVE A CEILING MORE THAN 5′ HIGH. THAT IS, ANY AREA OF A HOUSE WITH LESS THAN A 5′ CEILING SHOULD NOT BE INCLUDED IN SQUARE FOOTAGE CALCULATIONS.

2. RESIDENTIAL CODES ARE OCCASIONALLY MISINTERPRETED AS SAYING THAT ANY AREA WITH LESS THAN A 5′ CEILING MUST BE WALLED OFF. NOT TRUE. MILLIONS OF HOUSES, NEW AND OLD, HAVE CEILINGS THAT GO LOWER THAN 5′. IN 1.5-STORY HOMES, 3′ SIDE WALLS ARE COMMON, BUT 4.5′ IS VERY COMFORTABLE.

3. REMEMBER THAT FURNITURE IS PLACED AGAINST THE WALLS, SO THE SLOPING CEILING QUICKLY RISES ABOVE HEAD HEIGHT. FOR THIS REASON, IT MAY NOT BE PRACTICAL TO MAKE THE LOW SIDE SPACES ENCLOSED AS CLOSETS. ACCESS IS DIFFICULT.

4. PORCH JOIST DIRECTION IS FOR T&G BOARDS, LIKE OLD TIMES. IT'S NOT A NORMAL DECK (WITH GAPS), SO IT'S IMPORTANT TO ARRANGE THE BOARDS TO SLOPE AT 1-2% OUTWARD, AND TO REMEMBER THAT AS BOARDS WARP, THEIR EDGES TRAP WATER.

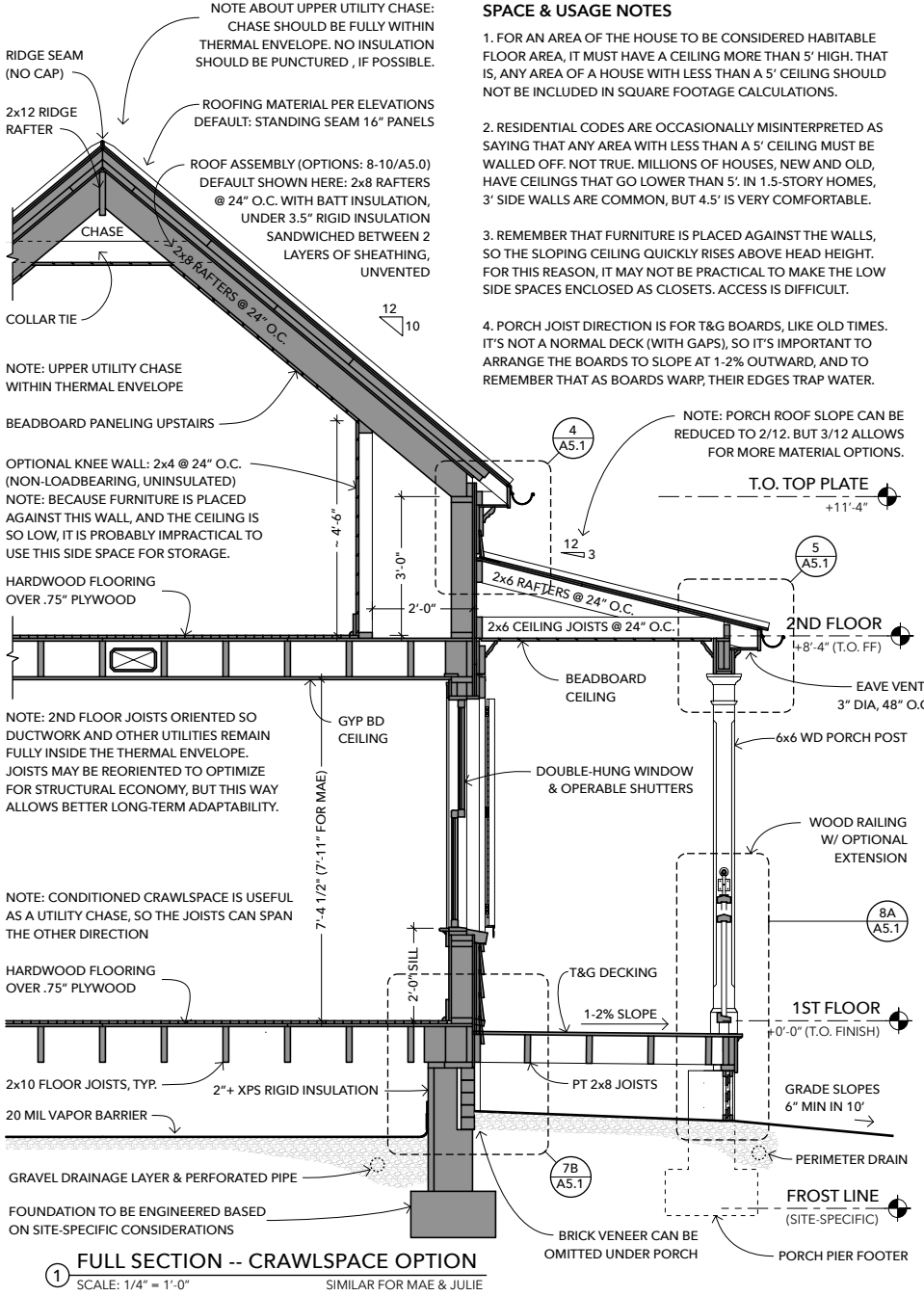
STRUCTURE & INSULATION NOTES

1. FLOOR JOIST ALIGNMENT ASSUMES DUCTWORK, BUT CAN BE REORIENTED IF YOU USE A DUCTLESS SYSTEM, LIKE A MINISPLIT. BUT IF THAT DECISION IS NOT MADE EARLY IN THE PROCESS, THIS STRUCTURAL ARRANGEMENT PREVENTS UGLY AFTERTHOUGHTS.

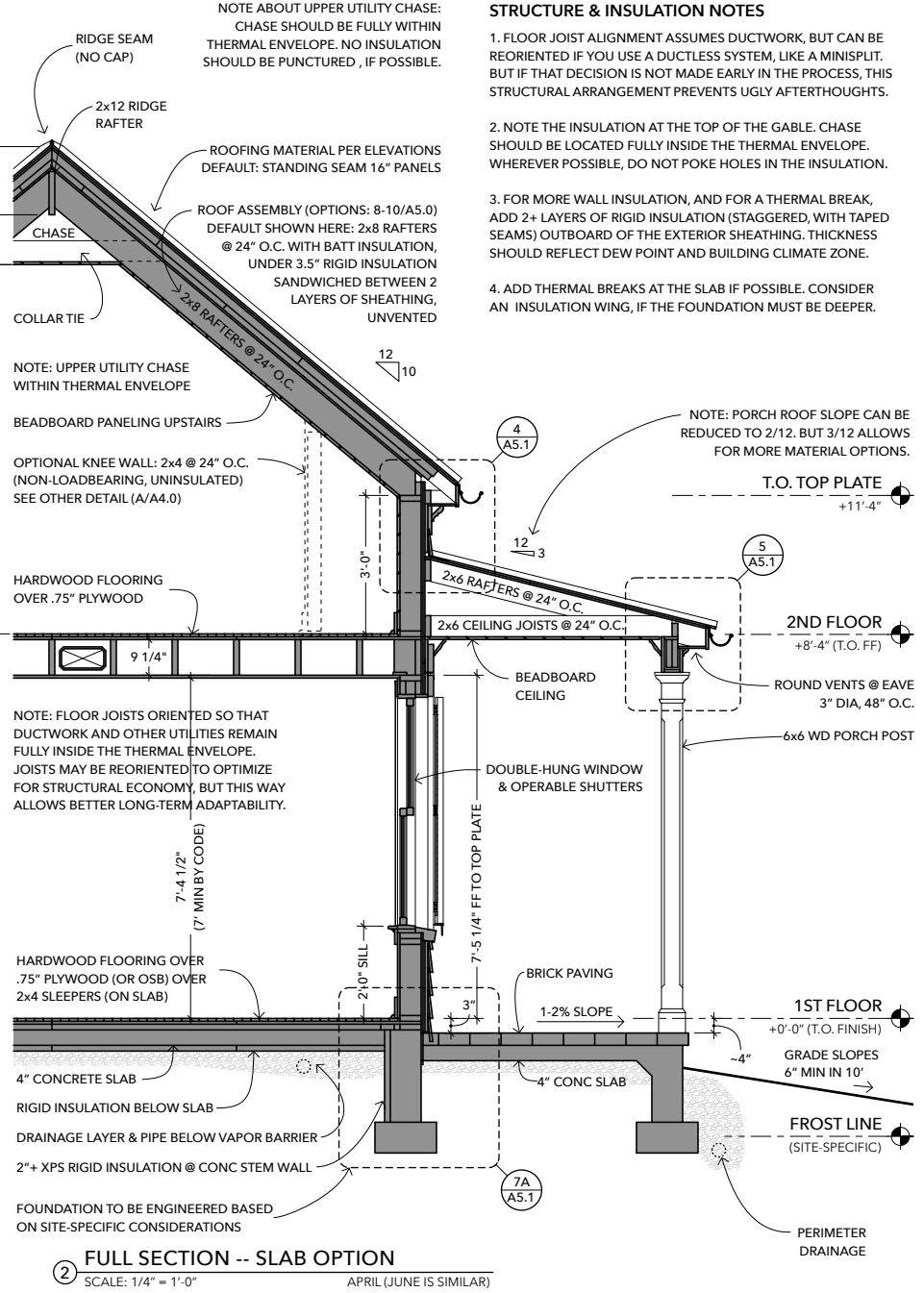
2. NOTE THE INSULATION AT THE TOP OF THE GABLE. CHASE SHOULD BE LOCATED FULLY INSIDE THE THERMAL ENVELOPE. WHEREVER POSSIBLE, DO NOT POKE HOLES IN THE INSULATION.

3. FOR MORE WALL INSULATION, AND FOR A THERMAL BREAK, ADD 2+ LAYERS OF RIGID INSULATION (STAGGERED, WITH TAPED SEAMS) OUTBOARD OF THE EXTERIOR SHEATHING. THICKNESS SHOULD REFLECT DEW POINT AND BUILDING CLIMATE ZONE.

4. ADD THERMAL BREAKS AT THE SLAB IF POSSIBLE. CONSIDER AN INSULATION WING, IF THE FOUNDATION MUST BE DEEPER.


NOTE ABOUT UPPER UTILITY CHASE: CHASE SHOULD BE FULLY WITHIN THERMAL ENVELOPE. NO INSULATION SHOULD BE PUNCTURED , IF POSSIBLE.
RIDGE SEAM (NO CAP)
2x12 RIDGE RAFTER
ROOFING MATERIAL PER ELEVATIONS DEFAULT: STANDING SEAM 16" PANELS
ROOF ASSEMBLY (OPTIONS: 8-10/A5.0) DEFAULT SHOWN HERE: 2x8 RAFTERS @ 24" O.C. WITH BATT INSULATION, UNDER 3.5" RIGID INSULATION SANDWICHED BETWEEN 2 LAYERS OF SHEATHING, UNVENTED
CHASE
2x8 RAFTERS @ 24" O.C.
COLLAR TIE
12
10
NOTE: UPPER UTILITY CHASE WITHIN THERMAL ENVELOPE
BEADBOARD PANELING UPSTAIRS
4
A5.1
NOTE: PORCH ROOF SLOPE CAN BE REDUCED TO 2/12. BUT 3/12 ALLOWS FOR MORE MATERIAL OPTIONS.
T.O. TOP PLATE
+11'-4"
OPTIONAL KNEE WALL: 2x4 @ 24" O.C. (NON-LOADBEARING, UNINSULATED)
NOTE: BECAUSE FURNITURE IS PLACED AGAINST THIS WALL, AND THE CEILING IS SO LOW, IT IS PROBABLY IMPRACTICAL TO USE THIS SIDE SPACE FOR STORAGE.
~ 4'-6"
3'-0"
2'-0"
12
3
5
A5.1
HARDWOOD FLOORING OVER .75" PLYWOOD
2x6 RAFTERS @ 24" O.C.
2x6 CEILING JOISTS @ 24" O.C.
2ND FLOOR
+8'-4" (T.O. FF)
BEADBOARD CEILING
EAVE VENTS 3" DIA, 48" O.C.
NOTE: 2ND FLOOR JOISTS ORIENTED SO DUCTWORK AND OTHER UTILITIES REMAIN FULLY INSIDE THE THERMAL ENVELOPE. JOISTS MAY BE REORIENTED TO OPTIMIZE FOR STRUCTURAL ECONOMY, BUT THIS WAY ALLOWS BETTER LONG-TERM ADAPTABILITY.
GYP BD CEILING
6x6 WD PORCH POST
DOUBLE-HUNG WINDOW & OPERABLE SHUTTERS
WOOD RAILING W/ OPTIONAL EXTENSION
7'-4 1/2" (7'-11" FOR MAE)
8A
A5.1
NOTE: CONDITIONED CRAWLSPACE IS USEFUL AS A UTILITY CHASE, SO THE JOISTS CAN SPAN THE OTHER DIRECTION
2'-0" SILL
HARDWOOD FLOORING OVER .75" PLYWOOD
T&G DECKING
1-2% SLOPE
1ST FLOOR
+0'-0" (T.O. FINISH)
2x10 FLOOR JOISTS, TYP.
2"+ XPS RIGID INSULATION
PT 2x8 JOISTS
GRADE SLOPES 6" MIN IN 10'
20 MIL VAPOR BARRIER
PERIMETER DRAIN
GRAVEL DRAINAGE LAYER & PERFORATED PIPE
7B
A5.1
FROST LINE
(SITE-SPECIFIC)
FOUNDATION TO BE ENGINEERED BASED ON SITE-SPECIFIC CONSIDERATIONS
BRICK VENEER CAN BE OMITTED UNDER PORCH
PORCH PIER FOOTER

① FULL SECTION -- CRAWLSPACE OPTION
SCALE: 1/4" = 1'-0" SIMILAR FOR MAE & JULIE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RIDGE SEAM (NO CAP)
2x12 RIDGE RAFTER
ROOFING MATERIAL PER ELEVATIONS DEFAULT: STANDING SEAM 16" PANELS
ROOF ASSEMBLY (OPTIONS: 8-10/A5.0) DEFAULT SHOWN HERE: 2x8 RAFTERS @ 24" O.C. WITH BATT INSULATION, UNDER 3.5" RIGID INSULATION SANDWICHED BETWEEN 2 LAYERS OF SHEATHING, UNVENTED
~ 18"
1'-1"
CHASE
2x8 RAFTERS @ 24" O.C.
COLLAR TIE
12
10
NOTE: UPPER UTILITY CHASE WITHIN THERMAL ENVELOPE
BEADBOARD PANELING UPSTAIRS
8'-0"
4
A5.1
NOTE: PORCH ROOF SLOPE CAN BE REDUCED TO 2/12. BUT 3/12 ALLOWS FOR MORE MATERIAL OPTIONS.
T.O. TOP PLATE
+11'-4"
OPTIONAL KNEE WALL: 2x4 @ 24" O.C. (NON-LOADBEARING, UNINSULATED) SEE OTHER DETAIL (A/A4.0)
3'-0"
12
3
5
A5.1
HARDWOOD FLOORING OVER .75" PLYWOOD
2x6 RAFTERS @ 24" O.C.
2x6 CEILING JOISTS @ 24" O.C.
2ND FLOOR
+8'-4" (T.O. FF)
9 1/4"
BEADBOARD CEILING
ROUND VENTS @ EAVE 3" DIA, 48" O.C.
NOTE: FLOOR JOISTS ORIENTED SO THAT DUCTWORK AND OTHER UTILITIES REMAIN FULLY INSIDE THE THERMAL ENVELOPE. JOISTS MAY BE REORIENTED TO OPTIMIZE FOR STRUCTURAL ECONOMY, BUT THIS WAY ALLOWS BETTER LONG-TERM ADAPTABILITY.
6x6 WD PORCH POST
DOUBLE-HUNG WINDOW & OPERABLE SHUTTERS
7'-4 1/2" (7' MIN BY CODE)
7'-5 1/4" FF TO TOP PLATE
2'-0" SILL
HARDWOOD FLOORING OVER .75" PLYWOOD (OR OSB) OVER 2x4 SLEEPERS (ON SLAB)
BRICK PAVING
3"
1-2% SLOPE
1ST FLOOR
+0'-0" (T.O. FINISH)
~4"
GRADE SLOPES 6" MIN IN 10'
4" CONCRETE SLAB
4" CONC SLAB
RIGID INSULATION BELOW SLAB
DRAINAGE LAYER & PIPE BELOW VAPOR BARRIER
FROST LINE
(SITE-SPECIFIC)
2"+ XPS RIGID INSULATION @ CONC STEM WALL
7A
A5.1
FOUNDATION TO BE ENGINEERED BASED ON SITE-SPECIFIC CONSIDERATIONS
PERIMETER DRAINAGE

② FULL SECTION -- SLAB OPTION
SCALE: 1/4" = 1'-0" APRIL (JUNE IS SIMILAR)

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A DESIGN BY JAY OSBORNE

BACKYARD FARMHOUSE

DETAILS: ALL VARIATIONS

9	**2024-02-29**	FIRST EDITION (COMPLETED BOOK)
8	**2023-10-26**	3RD DRAFT (DESIGNS SYNCRONIZED)
7	**2023-08-27**	ALL: 2ND DRAFTS (REFORMAT PAGES)
1	**2022-11-30**	FIRST PRESENTATION (SCHEMATIC)
+	See A0.1 for more project history and credits	

FULL WALL SECTION DETAILS

A4.0

FIXTURES

- X-00 REFRIGERATOR
- X-02 KITCHEN SINK
- X-04 RANGE / OVEN
- X-06 MICROWAVE HOOD
- X-08 WATER FAUCET
- X-12 STOVE/OVEN
- X-16 KIT. BASE CABINETS
- X-18 KIT. WALL CABINETS
- X-20 TOILET
- X-26 BATHROOM VANITY
- X-28 30x48 BATHTUB

FINISHES

- F-50 KITCHEN COUNTERTOP
- F-52 BATH COUNTERTOP
- F-60 HARDWOOD FLOOR
- F-62 BATH FLOOR TILE
- F-64 SHOWER WALL TILE
- F-68 BASEBOARD MOLDING
- F-72 INT OPENING CASING
- F-74 BEADBOARD

KITCHEN NOTES

1. THIS KITCHEN DESIGN IS ESSENTIALLY THE SAME FOR ALL OF THE FOUR DESIGN VARIATIONS. FOR APRIL'S ELONGATED CONFIGURATION, IT'S EASY TO REORGANIZE THE LAYOUT. FOR JULIE'S COMPACT CONFIGURATION, THE CLEARANCES ARE AS TIGHT AS POSSIBLE.

2. EVEN IF NO WINDOW IS PLACED ON THE REAR WALL, IT IS RECOMMENDED TO FRAME IT WITH AN OPENING THAT COULD BE A FUTURE DOOR TO A REAR ADDITION. THE ADDITION COULD HAVE A PANTRY OR UTILITY RM. (NOTE: DOES NOT APPLY TO JULIE'S VARIATION.)

KITCHEN CABINETS

	D x W x H	TYPE	QTY
BASE	24x30x30	DRWRS/DOORS	1
	24x24x30	DRWRS/DOORS	1
	24x24x30	SINK/2-DOOR	1
	24x18x30	DRWR/DOOR	1
	24x12x30	DRAWERS	1
WALL	12x30x30	2-DOORS	1
	12x24x30	2-DOORS	1
	12x15x30	1-DOOR	1
	12x9x30	1-DOOR	1
	12x24x12	2-DOORS	2

BATHROOM NOTES

1. THESE BATHROOM DETAILS ARE ONLY FOR THE APRIL, MAE, & JULIE DESIGN VARIATIONS. IN JUNE (AND JULIE'S BEDROOM SUITE), IT'S SO ORDINARY THAT NO DETAILS ARE NEEDED.

2. WITH EVERY DETAIL, ASSUME A SYMMETRICAL CONFIGURATION WHEREVER PRACTICAL.

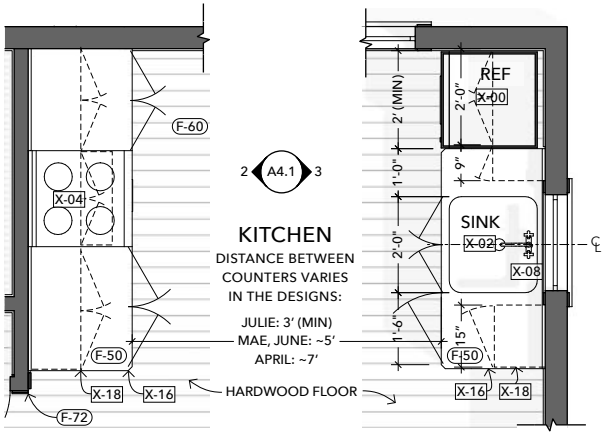
3. DOUBLE STUD WALLS COULD INCLUDE NICHES AND MEDICINE CABINETS FOR STORAGE.

4. SHOWER SEAT SHOULD BE CONSTRUCTED FROM A SINGLE SLAB OF MATERIAL (SIMILAR TO A COUNTERTOP). THIS SIGNIFICANTLY HELPS TO REDUCE LONG-TERM MAINTENANCE.

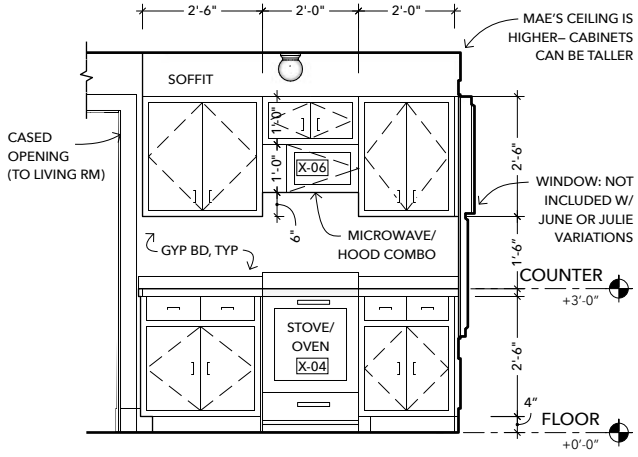
5. BY CODE, THE CEILING CAN BE NO LOWER THAN 5' AT THE BACK OF THE TOILET OR SINK. AT THE FRONT OF THOSE FIXTURES, THE CEILING MUST BE 80" MINIMUM.

6. SHOWER AREA MUST HAVE AN 80" MINIMUM CEILING FOR A 30"x30" (MIN) FLOOR AREA. SHOWER SEAT IS NOT MANDATORY, BUT IT REDUCES HEAD BUMPING AT THE LOW CEILING.

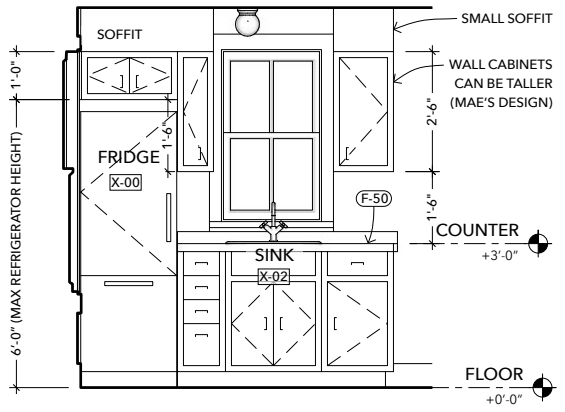
7. RECESSED LIGHT AND FAN SHOULD BE SYNCHRONOUS. THE FAN SHOULD BE VERY QUIET.



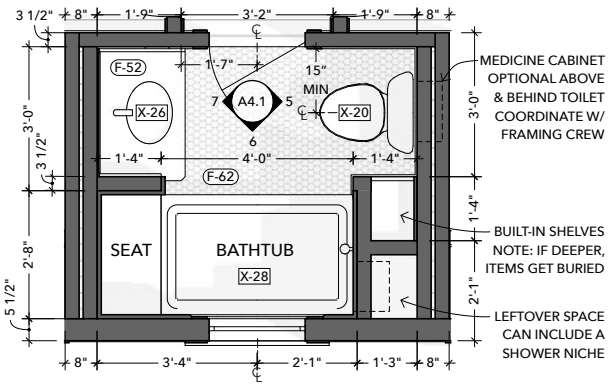
1 KITCHEN DETAIL PLAN
SCALE: 1/4" = 1'-0" SAME FIXTURE LAYOUT IN ALL 4 DESIGNS



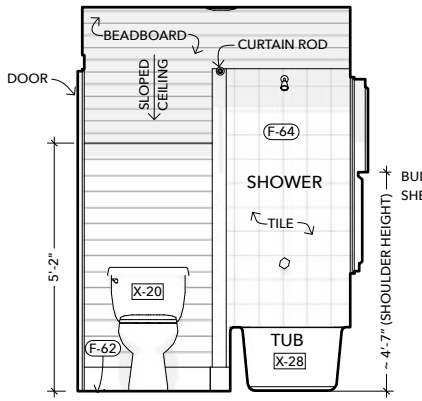
2 KITCHEN INTERIOR ELEVATION 1
SCALE: 1/4" = 1'-0" ALL 4 DESIGNS



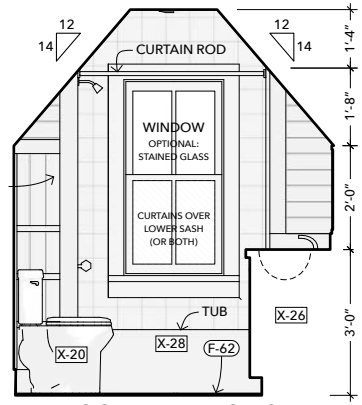
3 KITCHEN INTERIOR ELEVATION 2
SCALE: 1/4" = 1'-0" ALL 4 DESIGNS



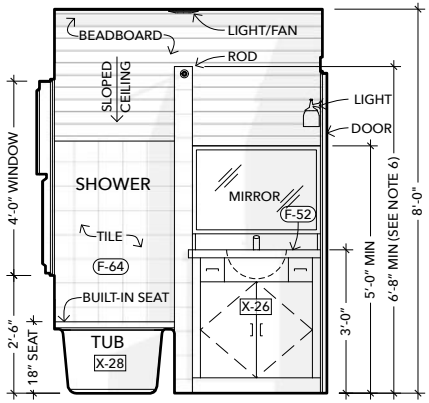
4 UPSTAIRS BATHROOM DETAIL PLAN
SCALE: 1/4" = 1'-0" ONLY APRIL, MAE, & JULIE



5 BATHROOM ELEVATION 1
SCALE: 1/4" = 1'-0" ONLY APRIL, MAE, & JULIE



6 BATHROOM ELEVATION 2
SCALE: 1/4" = 1'-0" ONLY APRIL, MAE, & JULIE



7 BATHROOM ELEVATION 3
SCALE: 1/4" = 1'-0" ONLY APRIL, MAE, & JULIE

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KITCHEN & BATH DETAILS

A4.1

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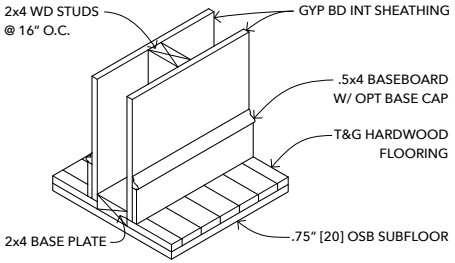
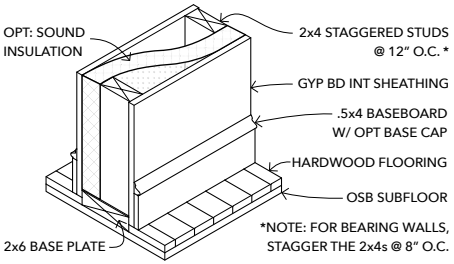


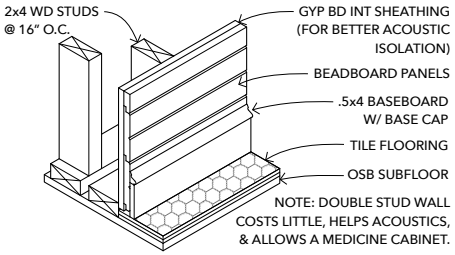
① TYPICAL INTERIOR WALL DETAIL

SCALE: 3/4" = 1'-0"


OPT: SOUND INSULATION
2x4 STAGGERED STUDS @ 12" O.C. *
GYP BD INT SHEATHING
.5x4 BASEBOARD W/ OPT BASE CAP
HARDWOOD FLOORING
OSB SUBFLOOR
*NOTE: FOR BEARING WALLS, STAGGER THE 2x4s @ 8" O.C.
2x6 BASE PLATE

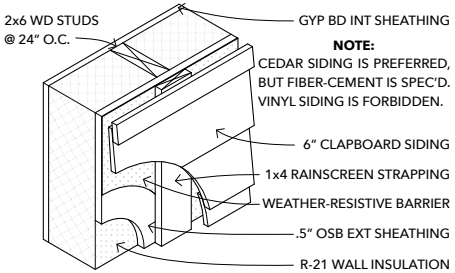
② 2x6 INTERIOR WALL DETAIL

SCALE: 3/4" = 1'-0" MAE OFFICE, JULIE SUITE


2x4 WD STUDS @ 16" O.C.
GYP BD INT SHEATHING (FOR BETTER ACOUSTIC ISOLATION)
BEADBOARD PANELS
.5x4 BASEBOARD W/ BASE CAP
TILE FLOORING
OSB SUBFLOOR
NOTE: DOUBLE STUD WALL COSTS LITTLE, HELPS ACOUSTICS, & ALLOWS A MEDICINE CABINET.

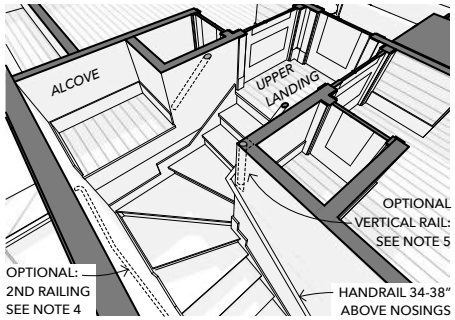
③ BATHROOM WALL DETAIL

SCALE: 3/4" = 1'-0"


2x6 WD STUDS @ 24" O.C.
GYP BD INT SHEATHING
NOTE:
CEDAR SIDING IS PREFERRED, BUT FIBER-CEMENT IS SPEC'D. VINYL SIDING IS FORBIDDEN.
6" CLAPBOARD SIDING
1x4 RAINSCREEN STRAPPING
WEATHER-RESISTIVE BARRIER
.5" OSB EXT SHEATHING
R-21 WALL INSULATION

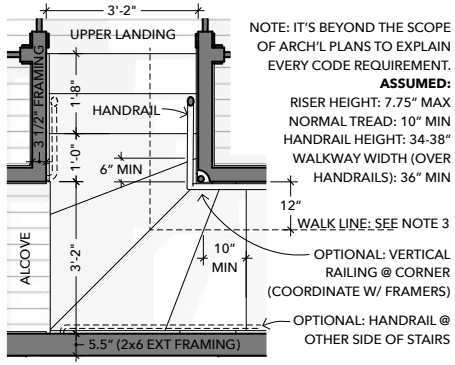
④ TYPICAL EXTERIOR WALL DETAIL

SCALE: 3/4" = 1'-0"



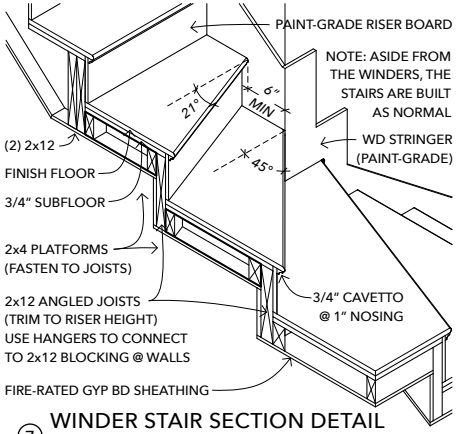
⑤ WINDER STAIR PERSPECTIVE

NO SCALE MAE, JULIE



⑥ WINDER STAIR DETAIL PLAN

SCALE: 1/4" = 1'-0" MAE, JULIE


PAINT-GRADE RISER BOARD
NOTE: ASIDE FROM THE WINDERS, THE STAIRS ARE BUILT AS NORMAL
WD STRINGER (PAINT-GRADE)
21°
6" MIN
45°
(2) 2x12
FINISH FLOOR
3/4" SUBFLOOR
2x4 PLATFORMS (FASTEN TO JOISTS)
2x12 ANGLED JOISTS (TRIM TO RISER HEIGHT) USE HANGERS TO CONNECT TO 2x12 BLOCKING @ WALLS
3/4" CAVETTO @ 1" NOSING
FIRE-RATED GYP BD SHEATHING

⑦ WINDER STAIR SECTION DETAIL

SCALE: 1/2" = 1'-0" MAE, JULIE

← WINDER STAIR NOTES

1. WINDER STAIRS ARE MUCH MORE HEAVILY REGULATED THAN IN THE PAST, SO THEY ARE SAFER AND MORE CONVENIENT. YET THEY DON'T SAVE AS MUCH SPACE. STILL, THEY MIGHT BE NEEDED FOR THE HEAD CLEARANCE (80" MINIMUM) AT THE STAIRCASE.

2. CODE REQUIREMENTS ARE DIFFERENT IN THE US AND CANADA. IN CANADA, IT'S USUALLY EASY AND STRAIGHTFORWARD TO MAKE WINDERS THE OLD WAY– NARROWING TO A POINT. BUT THIS DESIGN FOLLOWS THE MORE RESTRICTIVE NEW CODES IN THE US.

3. STATE CODES OFTEN REQUIRE A 6" TREAD AT THE NARROWEST, AND AT LEAST 10" AT THE *WALK LINE*– 12" FROM THE WALL AT THE INSIDE TURN. (IN REALITY, A WINDER STAIR'S WALK LINE IS 12" FROM THE OTHER SIDE, BUT BUILDING INSPECTORS DON'T CARE.)

4. ANOTHER HANDRAIL (AT THE OTHER SIDE OF THE STAIRS) CAN BE SAFE AND PRACTICAL, ESPECIALLY FOR THE ELDERLY OR DISABLED.

5. TO SIGNIFICANTLY INCREASE SAFETY, PUT A VERTICAL HANDRAIL AT THE INSIDE TURN, OVER THE MAIN RAILING. NOTE: THAT RAILING CAN'T INTRUDE INTO THE 36" MIN WIDTH OF THE PATH OF TRAVEL.

6. SOME BUILDERS CAN'T DO WINDER STAIRS. SIMPLE ALTERNATIVE: RAISE THE UPSTAIRS CEILING BY 8"+ AND MAKE A SIMPLE LANDING. HEAD CLEARANCES ARE THE MAIN ISSUE. DON'T MOVE THE WALLS.

7. THIS WORK STRIVES TO FOLLOW UNREASONABLY LOW BUILDING HEIGHT LIMITS (OFTEN MADE TO BLOCK HUMBLE HOME BUILDERS). IF PERMITTED, 2' OF EXTRA HEIGHT ALLOWS MANY MORE OPTIONS.

8. THESE WINDERS ARE MADE AS A SERIES OF VERTICALLY SHIFTED PLATFORMS, BOLTED TOGETHER. SKILLED CARPENTERS CAN MAKE IT IN OTHER WAYS. STACKING PLATFORMS IS JUST ONE OPTION.

ROOF ASSEMBLY NOTES →

1. THE UPPER LEVEL HAS A CATHEDRAL CEILING, WHICH IS TRICKY WITH TODAY'S NEW INSULATION REQUIREMENTS. FORTUNATELY, THE LATEST BUILDING SCIENCE SUPPORTS THE MANY BENEFITS OF UNVENTED ASSEMBLIES (DESCRIBED BY JOE LSTIBUREK & OTHERS). ASSEMBLIES MUST DRY OUT, BUT AIR FLOW IS NOT AS IMPORTANT. SO CODES ARE BEING UPDATED BASED ON BETTER KNOWLEDGE.

2. ROOF ASSEMBLIES MUST ACCOUNT FOR LOCAL CLIMATE NEEDS. NONE ARE PERFECT FOR EVERY PLACE AND PROJECT.

3. OPTION A HAS BATT INSULATION (TO REDUCE THE COST) AND RIGID INSULATION (TO REDUCE THERMAL BRIDGING). WITH MANY LAYERS, IT IS MORE RESISTANT TO IMPACTS FROM BRANCHES.

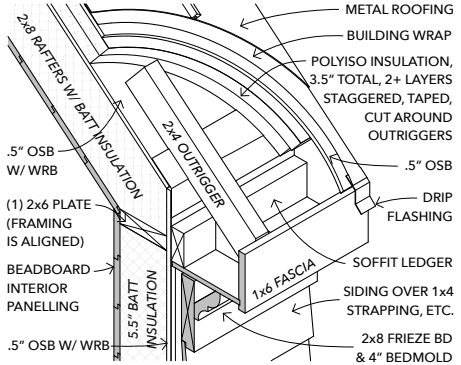
4. OPTION B HAS EXPOSED INTERIOR RAFTERS. BY SEPARATING THE INSULATION AND STRUCTURE, IT IS VERY EFFICIENT AND DURABLE. MINIMIZED THERMAL BRIDGING = HIGHER EFFECTIVE R-VALUE.

5. OPTION C IS THE MOST CONVENTIONAL, AND MAY BE CHEAPEST. ADJUST RIGID INSULATION THICKNESS BASED ON CLIMATE.

6. CLOSED CELL SPRAY FOAM IS USEFUL FOR ITS HIGH R-VALUE, BUT IT CAN BE DISASTROUS IF APPLIED WITHOUT CONSIDERING LONG-TERM STRUCTURAL SHIFTING OR MOISTURE INTRUSION. BUT IF YOU NEED MORE R-VALUE, IT CAN BE USED IN LIEU OF BATT INSULATION.

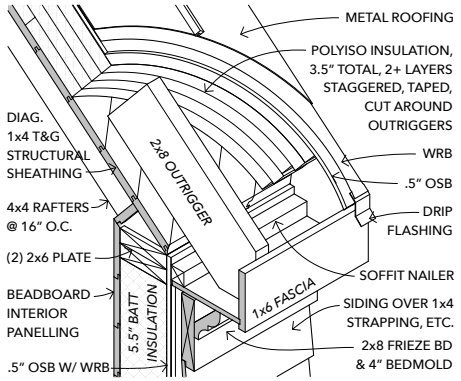
7. EACH OPTION HAS THE SAME STRUCTURAL DEPTH (ABOUT 1 FT), SO EACH CHOICE WON'T AFFECT THE TOTAL BUILDING HEIGHT.

8. DUE TO LIMITED PAGE SPACE, SOME INFO MUST NECESSARILY BE OMITTED. FOR INSTANCE: FLASHING, FASTENERS, AND FABRICS. CHECK COMPLIANCE WITH LOCAL CODES. DEPICTED INSULATION THICKNESS IS FUNCTIONAL IN MOST OF THE CONTINENTAL U.S.



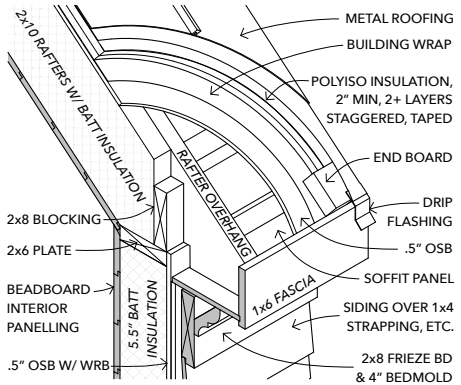
⑧ ROOF OPTION A: DEFAULT, HYBRID

SCALE: 3/4" = 1'-0" MEDIUM COST, R-VALUE: ~53



⑨ ROOF OPTION B: CEILING RAFTERS

SCALE: 3/4" = 1'-0" LUXURY INTERIOR, R-VALUE: ~48



⑩ ROOF OPTION C: 2x10 RAFTERS

SCALE: 3/4" = 1'-0" MORE CONVENTIONAL, R-VALUE: ~ 47

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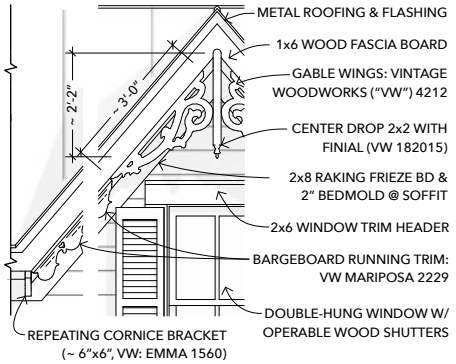
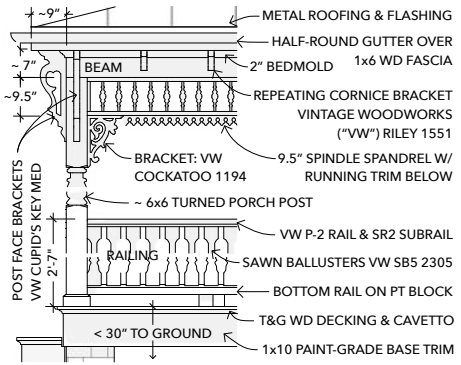
TYPICAL DETAILS & OPTIONS

A5.0


METAL ROOFING & FLASHING
1x6 WOOD FASCIA BOARD
GABLE WINGS: VINTAGE WOODWORKS ("VW") 4212
CENTER DROP 2x2 WITH FINIAL (VW 182015)
2x8 RAKING FRIEZE BD & 2" BEDMOLD @ SOFFIT
2x6 WINDOW TRIM HEADER
BARGEBOARD RUNNING TRIM: VW MARIPOSA 2229
DOUBLE-HUNG WINDOW W/ OPERABLE WOOD SHUTTERS
REPEATING CORNICE BRACKET (~ 6"x6", VW: EMMA 1560)
~ 2'-2"
~ 3'-0"

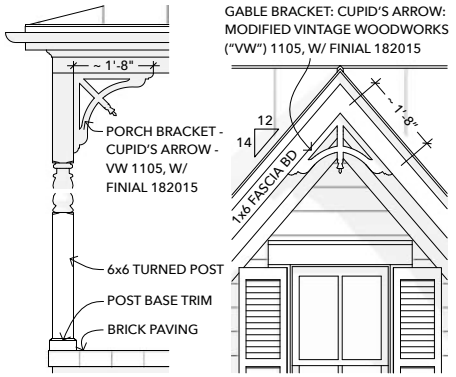
1 GABLE ORNAMENT: GINGERBREAD

SCALE: 1/4" = 1'-0" MAE


~9"
METAL ROOFING & FLASHING
HALF-ROUND GUTTER OVER 1x6 WD FASCIA
~ 7"
BEAM
2" BEDMOLD
~9.5"
REPEATING CORNICE BRACKET VINTAGE WOODWORKS ("VW") RILEY 1551
BRACKET: VW COCKATOO 1194
9.5" SPINDLE SPANDREL W/ RUNNING TRIM BELOW
POST FACE BRACKETS VW CUPID'S KEY MED
~ 6x6 TURNED PORCH POST
2'-7"
RAILING
VW P-2 RAIL & SR2 SUBRAIL
SAWN BALLUSTERS VW SB5 2305
BOTTOM RAIL ON PT BLOCK
T&G WD DECKING & CAVETTO
< 30" TO GROUND
1x10 PAINT-GRADE BASE TRIM

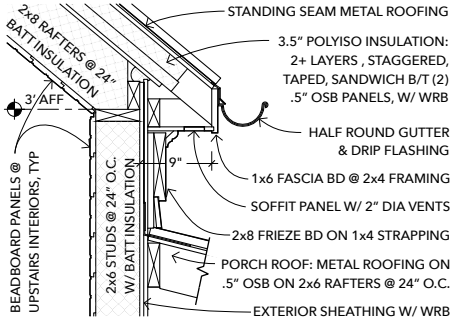
2 PORCH ORNAMENT: GINGERBREAD

SCALE: 1/4" = 1'-0" MAE


GABLE BRACKET: CUPID'S ARROW: MODIFIED VINTAGE WOODWORKS ("VW") 1105, W/ FINIAL 182015
~ 1'-8"
PORCH BRACKET - CUPID'S ARROW - VW 1105, W/ FINIAL 182015
12
14
1x6 FASCIA BD
~ 1'-8"
6x6 TURNED POST
POST BASE TRIM
BRICK PAVING

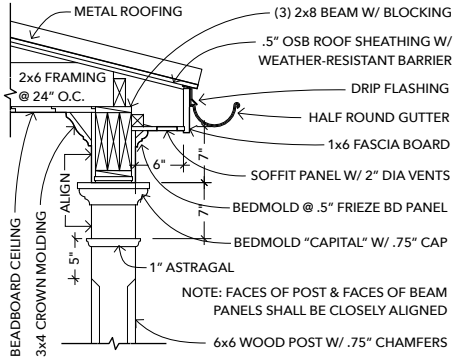
3 PORCH & GABLE: SIMPLE BRACKETS

SCALE: 1/4" = 1'-0" APRIL


2x8 RAFTERS @ 24" BATT INSULATION
3' AFF
STANDING SEAM METAL ROOFING
3.5" POLYISO INSULATION: 2+ LAYERS , STAGGERED, TAPED, SANDWICH B/T (2) .5" OSB PANELS, W/ WRB
HALF ROUND GUTTER & DRIP FLASHING
9"
1x6 FASCIA BD @ 2x4 FRAMING
SOFFIT PANEL W/ 2" DIA VENTS
2x8 FRIEZE BD ON 1x4 STRAPPING
PORCH ROOF: METAL ROOFING ON .5" OSB ON 2x6 RAFTERS @ 24" O.C.
EXTERIOR SHEATHING W/ WRB
BEADBOARD PANELS @ UPSTAIRS INTERIORS, TYP
2x6 STUDS @ 24" O.C. W/ BATT INSULATION

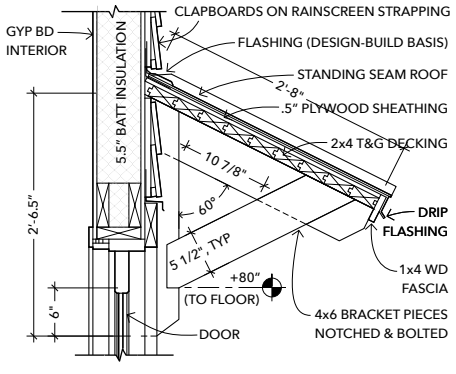
4 MAIN ROOF EAVE DETAIL

SCALE: 1/2" = 1'-0" ALL VARIATIONS



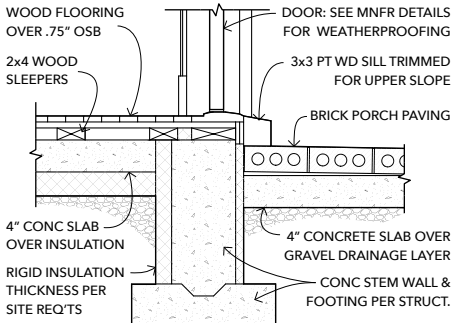
5 PORCH EAVE DETAIL

SCALE: 1/2" = 1'-0" POST ORNAMENT: JULIE



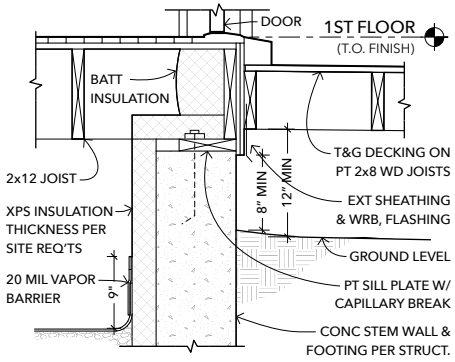
6 DOOR CANOPY DETAIL

SCALE: 1/2" = 1'-0" LENGTH VARIES BETWEEN DESIGNS


WOOD FLOORING OVER .75" OSB
DOOR: SEE MNFR DETAILS FOR WEATHERPROOFING
2x4 WOOD SLEEPERS
3x3 PT WD SILL TRIMMED FOR UPPER SLOPE
BRICK PORCH PAVING
4" CONC SLAB OVER INSULATION
4" CONCRETE SLAB OVER GRAVEL DRAINAGE LAYER
RIGID INSULATION THICKNESS PER SITE REQ'TS
CONC STEM WALL & FOOTING PER STRUCT.
FROST LINE
(SITE-SPECIFIC)

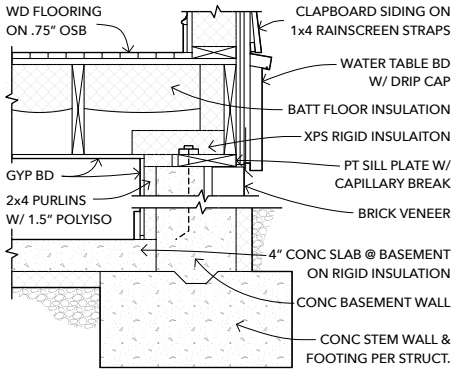
7A FOUNDATION OPTION A: SLAB

SCALE: 1/2" = 1'-0" APRIL, JUNE



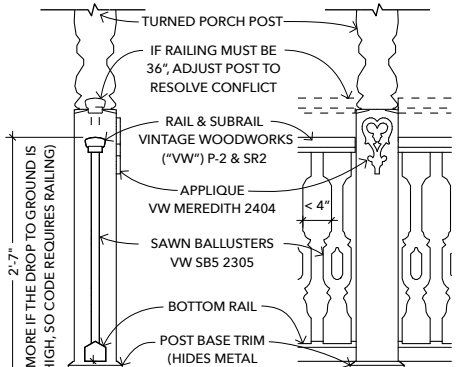
7B FOUNDATION B: CRAWLSPACE

SCALE: 1/2" = 1'-0" MAE


WD FLOORING ON .75" OSB
CLAPBOARD SIDING ON 1x4 RAINSCREEN STRAPS
WATER TABLE BD W/ DRIP CAP
BATT FLOOR INSULATION
XPS RIGID INSULAITON
GYP BD
PT SILL PLATE W/ CAPILLARY BREAK
2x4 PURLINS W/ 1.5" POLYISO
BRICK VENEER
4" CONC SLAB @ BASEMENT ON RIGID INSULATION
CONC BASEMENT WALL
CONC STEM WALL & FOOTING PER STRUCT.

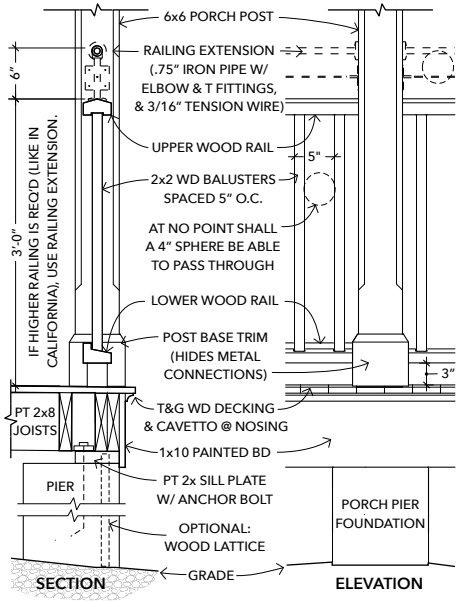
7C FOUNDATION C: BASEMENT

SCALE: 1/2" = 1'-0" JULIE


TURNED PORCH POST
IF RAILING MUST BE 36", ADJUST POST TO RESOLVE CONFLICT
RAIL & SUBRAIL VINTAGE WOODWORKS ("VW") P-2 & SR2
APPLIQUE VW MEREDITH 2404
2'-7" (MORE IF THE DROP TO GROUND IS HIGH, SO CODE REQUIRES RAILING)
< 4"
SAWN BALLUSTERS VW SB5 2305
BOTTOM RAIL
POST BASE TRIM (HIDES METAL CONNECTIONS)
3"
PT 2x8 JOISTS
T&G WOOD DECKING & CAVETTO @ NOSING
1x10 BOARD (PAINT-GRADE)
PIER
INSECT SCREEN
WOOD LATTICE W/ FRAME
PORCH PIER FOUNDATION
GRADE
SECTION
ELEVATION

8A RAILING OPTION A: LOW DROP

SCALE: 1/2" = 1'-0" MAE


6x6 PORCH POST
RAILING EXTENSION (.75" IRON PIPE W/ ELBOW & T FITTINGS, & 3/16" TENSION WIRE)
6"
UPPER WOOD RAIL
5"
2x2 WD BALUSTERS SPACED 5" O.C.
AT NO POINT SHALL A 4" SPHERE BE ABLE TO PASS THROUGH
3'-0" IF HIGHER RAILING IS REQ'D (LIKE IN CALIFORNIA), USE RAILING EXTENSION.
LOWER WOOD RAIL
POST BASE TRIM (HIDES METAL CONNECTIONS)
3"
PT 2x8 JOISTS
T&G WD DECKING & CAVETTO @ NOSING
1x10 PAINTED BD
PIER
PT 2x SILL PLATE W/ ANCHOR BOLT
PORCH PIER FOUNDATION
OPTIONAL: WOOD LATTICE
GRADE
SECTION
ELEVATION

8B RAILING OPTION B: HIGH DROP

SCALE: 1/2" = 1'-0" JULIE

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BACKYARD FARMHOUSE

DETAILS: ALL VARIATIONS

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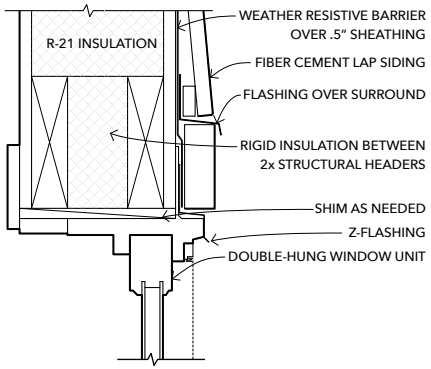
1 **2022-11-30** FIRST PRESENTATION (SCHEMATIC)
+ See A0.1 for more project history and credits

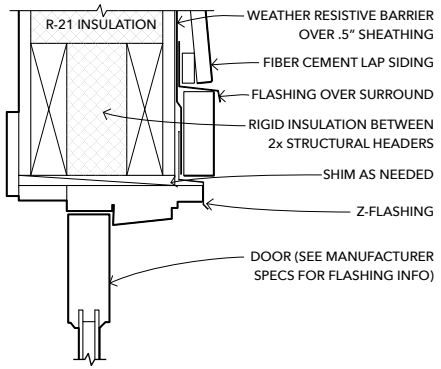
EXTERIOR DETAILS & OPTIONS

A5.1



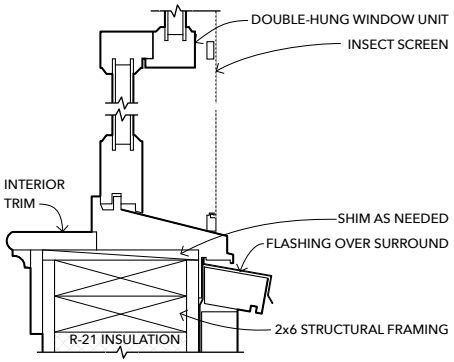
1 TYPICAL WINDOW HEAD DETAIL

SCALE: 1-1/2" = 1'-0"


R-21 INSULATION
WEATHER RESISTIVE BARRIER OVER .5" SHEATHING
FIBER CEMENT LAP SIDING
FLASHING OVER SURROUND
RIGID INSULATION BETWEEN 2x STRUCTURAL HEADERS
SHIM AS NEEDED
Z-FLASHING
DOOR (SEE MANUFACTURER SPECS FOR FLASHING INFO)

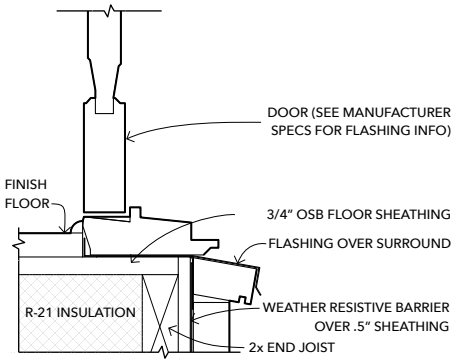
4 TYPICAL EXT DOOR HEAD DETAIL

SCALE: 1-1/2" = 1'-0"



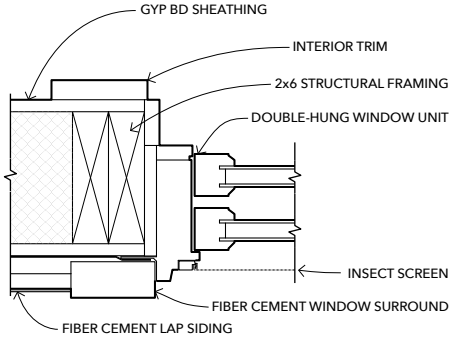
2 TYPICAL WINDOW SILL DETAIL

SCALE: 1/2" = 1'-0"



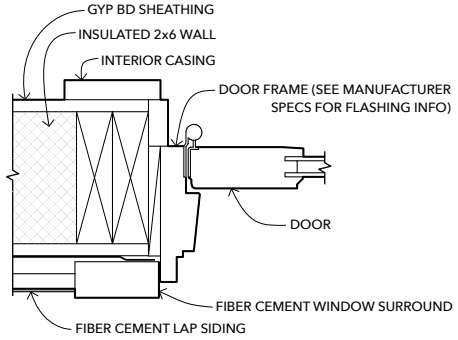
5 TYPICAL EXT DOOR SILL DETAIL

SCALE: 1-1/2" = 1'-0"



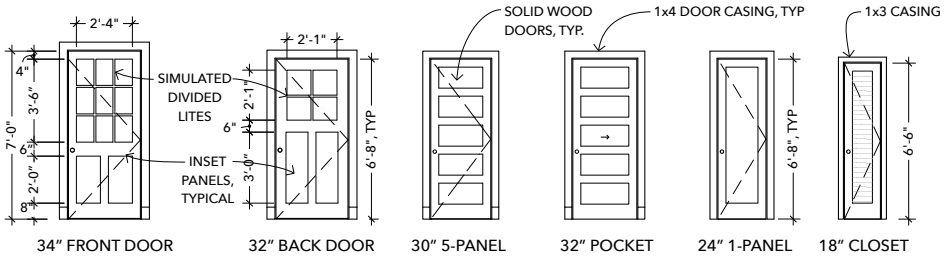
3 TYPICAL WINDOW JAMB DETAIL

SCALE: 1-1/2" = 1'-0"



6 TYPICAL EXT DOOR JAMB DETAIL

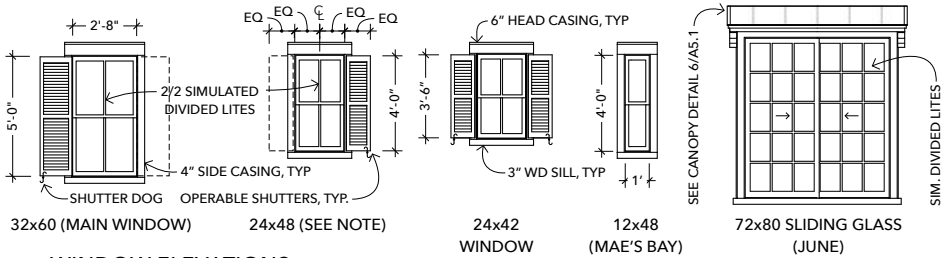
SCALE: 1-1/2" = 1'-0"



7 DOOR ELEVATIONS

SCALE: 1/8" = 1'-0"

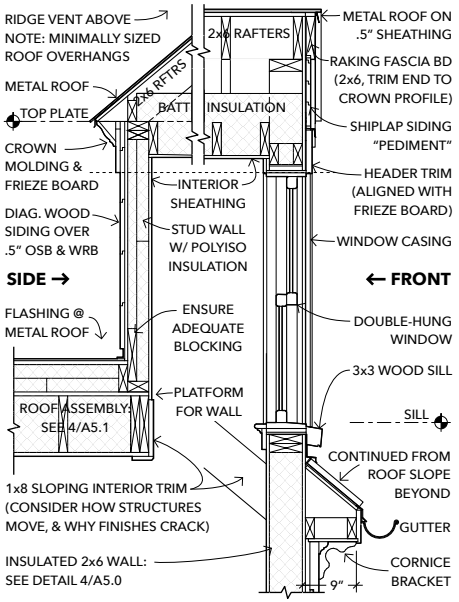
NOTE: 32" CLEAR OPENING REQ'D AT FRONT DOOR (ACCOUNT FOR DOOR THICKNESS & HINGE).



8 WINDOW ELEVATIONS

SCALE: 1/8" = 1'-0"

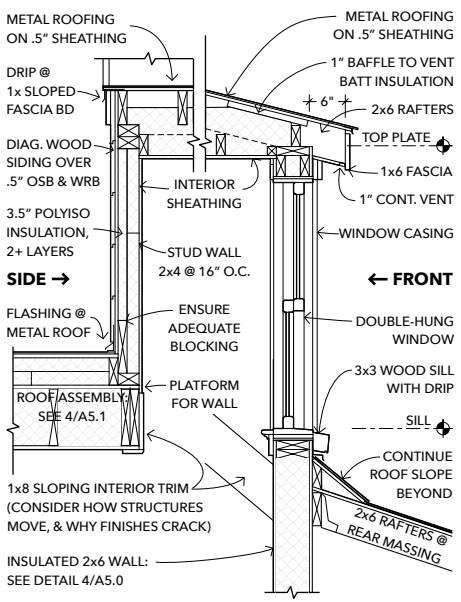
NOTE: FRONT GABLE WINDOW MAY BE CUSTOM (STAINED GLASS, POINTED ARCH, ANTIQUE, ETC



9 GABLE DORMER - DETAIL SECTIONS

SCALE: 3/8" = 1'-0"

MAE


METAL ROOFING ON .5" SHEATHING
DRIP @ 1x SLOPED FASCIA BD
DIAG. WOOD SIDING OVER .5" OSB & WRB
3.5" POLYISO INSULATION, 2+ LAYERS
SIDE →
FLASHING @ METAL ROOF
ROOF ASSEMBLY: SEE 4/A5.1
1x8 SLOPING INTERIOR TRIM (CONSIDER HOW STRUCTURES MOVE, & WHY FINISHES CRACK)
INSULATED 2x6 WALL: SEE DETAIL 4/A5.0
METAL ROOFING ON .5" SHEATHING
1" BAFFLE TO VENT BATT INSULATION
6"
2x6 RAFTERS
TOP PLATE
1x6 FASCIA
1" CONT. VENT
INTERIOR SHEATHING
STUD WALL 2x4 @ 16" O.C.
WINDOW CASING
← FRONT
ENSURE ADEQUATE BLOCKING
PLATFORM FOR WALL
DOUBLE-HUNG WINDOW
3x3 WOOD SILL WITH DRIP
SILL
CONTINUE ROOF SLOPE BEYOND
2x6 RAFTERS @ REAR MASSING

10 SHED DORMER - DETAIL SECTIONS

SCALE: 3/8" = 1'-0"

JULIE, & SIMILAR TO JUNE

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A DESIGN BY JAY OSBORNE

BACKYARD FARMHOUSE

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DOOR & WINDOW DETAILS

A5.2

MARK	ITEM	SIZE	MATERIAL	NOTES	MANUFACTURER / MODEL
F-00	BRICK	-	SMOOTH BRICK	SOLID RED COLOR, SAND-FACED, AVOID WIRE CUT OR "EXTRUDED" LOOK	OLD CAROLINA BRICK COMPANY
F-02	FLOOR DECKING	1x4	PAINTED WOOD	TONGUE & GROOVE, UNPAINTED CEDAR PREFERRED, PAINTED WORKS FINE	RECLAIMED PREFERRED.
F-04	PORCH COLUMNS	6x6	PAINTED WOOD	JULIE: CHAMFERED .75" FROM EDGES, APRIL & MAE: TURNED PORCH POSTS	-
F-20	CLAPBOARD SIDING	6"	FIBER CEMENT	VINYL AND ALUMINUM SIDING ARE FORBIDDEN (DETAILS NEVER LOOK RIGHT).	JAMES HARDIE / ARTISAN LAP SIDING
F-22	EXT OPENING CASING	5-6"	FIBER CEMENT	FOR ALL SIDING, WOOD IS STILL AN OPTION. CEDAR PREFERRED.	HARDIPLANK OR 2x LUMBER
F-24	BED MOLDING	2.5", 4"	ROT-RESISTANT	PAINTED. EXTERIOR-GRADE. WOOD PREFERRED.	-
F-26	ASTRAGAL	1"	ROT-RESISTANT	PAINTED. VARIOUS EXTERIOR-GRADE MATERIAL OPTIONS ARE OKAY HERE	-
F-28	CROWN MOLDING	3-6"	ROT-RESISTANT	PAINTED. EXTERIOR-GRADE. WOOD PREFERRED.	-
F-40	STANDING SEAM ROOF	16" O.C.	GALVALUME	METAL. NO CORRUGATIONS. USE 5V PANELS FOR ECONOMICAL OPTION.	-
F-42	HALF-ROUND GUTTER	5" DIA	COPPER	GALV STEEL ALSO AN OPTION. ADJUST SIZE ACCORDING TO CLIMATE.	-
F-44	KITCHEN COUNTERTOP	1.5-2"	-	CHOOSE: QUARTZ, BUTCHER BLOCK, PORCELAIN TILE, GRANITE, SOAPSTONE	CHOICE BY HOMEOWNER.
F-48	BATHROOM COUNTERTOP	1.5-2"	-	CHOOSE: CERAMIC, QUARTZ, PORCELAIN, BUTCHER BLOCK, GRANITE, MARBLE	CHOICE BY HOMEOWNER.
F-50	HARDWOOD FLOOR	2-3" BDS	FINISH WOOD	TONGUE & GROOVE, STAINED. CREATE FLOOR PATTERNS AS DESIRED.	RECLAIMED PREFERRED.
F-52	FLOOR TILE	1-2" HEX	CERAMIC	HEXAGONAL PATTERN. WHITE COLOR, SMALLEST TILES PREFERRED	-
F-60	WALL TILE	4" SQUARE	CERAMIC	WHITE SUBWAY TILE, OR CHOICE BY HOMEOWNER.	-
F-62	BASE MOLDING	.5"x5"	FINISH WOOD	MAY INCLUDE DECORATIVE BASE CAP MOLDING.	-
F-64	INT OPENING CASING	.5"X5"	WOOD	PAINTED, WITH .1"-THICK PLINTH BLOCK AT BASE	-
F-68	BEADBOARD	1/2"	COMPOSITE PANEL	EXTERIOR GRADE BEADBOARD TO BE USED AT PORCH CEILING.	-
F-74	HANDRAIL	2"	FINISH WOOD	STAINED SAME COLOR AS FLOOR. MAKE SURE TO FOLLOW ALL REGULATIONS.	-
F-76	NEWEL POST	4x4	WOOD	PAINTED, MODESTLY DECORATIVE. RECLAIMED/ANTIQUE PREFERRED.	-
F-78	BALUSTERS	2x2	WOOD	PAINTED, MODESTLY DECORATIVE. RECLAIMED/ANTIQUE PREFERRED.	-
F-79	CROWN MOLDING	4-6"	WOOD	PAINT-GRADE	-
F-80	WINDOW SHUTTERS	SEE NOTE	WOOD/COMPOSITE	SHUTTERS SHALL BE OPERABLE, AND SIZED TO EACH WINDOW.	- TIMBERLANE. OR BOARD & BATTEN.

1 MATERIALS SCHEDULE

PRODUCTS ARE RECOMMENDATIONS (ADD "*OR SIMILAR*" TO EACH), BUT NOTES SHOULD BE HEEDED

MARK	ITEM	SIZE	NOTES	MANUFACTURER / MODEL
X-00	REFRIGERATOR	24" MAX WIDTH	ENERGY STAR, COUNTER DEPTH (24" DEPTH STRONGLY PREFERRED)	BLOMBERG BRFB1042SS
X-02	KITCHEN SINK	24" UNIT WIDTH	DOUBLE OR SINGLE BOWL, VITREOUS CHINA PREFERRED	HIGHPOINT COLLECTION OR SINKOLOGY FIRECLAY
X-04	RANGE / OVEN	24"x24"x36"	-	-
X-06	MICROWAVE/HOOD	24" WIDTH	FOR SIZE FLEXIBILITY, CABINET ABOVE THIS UNIT MAY BE OPEN SHELVING	FRIGIDAIRE UMV1422 US
X-08	WATER FAUCET	-	CHOICE BY HOMEOWNER.	-
X-12	DISHWASHER	24" WIDTH	-	-
X-16	FLOOR CABINETS	VARIES	FOR AN ECONOMICAL OPTION, USE IKEA UNITS WITH CUSTOM DOORS.	IKEA / SEKTION
X-18	WALL CABINETS	VARIES	GLASS DOORS, WITH MANY PANES, PREFERRED. DOORS MAY BE BUILT DIY.	IKEA / SEKTION
X-20	TOILET	26"x18"	SINGLE BOWL, VITREOUS CHINA. STANDARD SIZE.	TOTO / ROWAN CST405MF OR EQUIVALENT
X-26	BATHROOM VANITY	30"(& 36") WIDE	CABINETS AND COUNTERTOP SURFACES TO BE CHOSEN BY HOMEOWNER.	-
X-30	BATHTUB	30x48	WALL TILE. GLASS DOORS OR CURTAIN. SEAT W/ SINGLE SLAB OF STONE	-
X-62	WASHER DRYER COMBO	30x30x72 MAX	VENTLESS, COMPACT (STACKED UNITS ALSO WORK IN JUNE & APRIL ALCOVES)	HAIER / HWD1600BW
X-68	WATER HEATER	17x15x5	WALL-MOUNTED, TANKLESS, INSTANT WATER HEATER.	STIEBEL ELTRON TEMPRA
X-80	INTERIOR CEILING FAN	-	CHOICE BY HOMEOWNER.	-
X-84	EXTERIOR CEILING FAN	-	CHOICE BY HOMEOWNER.	-
X-86	EXTERIOR WALL LIGHTING	-	CHOICE BY HOMEOWNER.	-

2 FIXTURES SCHEDULE

PRODUCTS ARE RECOMMENDATIONS (ADD "*OR SIMILAR*" TO EACH), BUT NOTES SHOULD BE HEEDED

ITEM	MANUFACTURER / MODEL
INTERIOR CEILING LIGHT SCONCE	-
INTERIOR WALL LIGHT SCONCE	-
KIT. WASTE CABINET HARDWARE	-
KIT. SINK HARDWARE	-
SHOWER HARDWARE	-
BATH SINK HARDWARE	-
WINDOW SHUTTER HARDWARE	-
(OPT) PORCH HANGING LIGHT	-
(OPT) KITCHEN FLOORING (IF UNIQUE)	-
MAE'S ORNAMENT:	**(NOTE: VW = "VINTAGE WOODWORKS")**
PORCH BRACKET	- VW COCKATOO 1194
REPEATING CORNICE BRACKET (PORCH)	- VW: EMMA 1560 (~6"x6")
POST FACE BRACKET	- VW "CUPID'S KEY" MEDIUM
REPEATING CORNICE BRACKET (EAVE)	- VW RILEY 1551
GABLE WING	- VW 4212
CENTER DROP	- 2x2, FINIAL (VW 182015)
BARGEBOARD RUNNING TRIM	- VW MARIPOSA 2229
SAWN BALLUSTERS	- VW SB5 2305
PORCH RAILING	- VW P-2 RAIL & SR2 SUBRAIL
APRIL'S ORNAMENT:	
REPEATING CORNICE BRACKET	- VW: RILEY 1551

3 ADDITIONAL PRODUCT CHOICES

NOTE: MAY BE OMITTED, OR GIVEN MULTIPLE OPTIONS.

FINAL NOTES & FURTHER READING

ARCHITECTURAL PLANS NEVER HAVE ALL OF THE INFORMATION A BUILDER COULD NEED. BY PRACTICAL NECESSITY, PLANS ALWAYS OMIT SOME USEFUL IDEAS OR EXPLANATIONS. SOMETIMES, CODE DIAGRAMS ARE COPIED INTO THE PLANS. AND OFTEN SHOP DRAWINGS ARE INCLUDED, TO ILLUSTRATE NAILING LAYOUTS, ETC. YET THESE REPRESENTATIONS OF INFORMATION ARE ALWAYS BEST PRESENTED BY OTHER MEANS.

IT'S IMPORTANT TO ACKNOWLEDGE THE SKILLS & INTELLIGENCE OF INDIVIDUAL BUILDERS, AND GIVE THEM SOME FREEDOM IN ANY CONTRACT DRAWINGS. YET THEY OFTEN NEED FURTHER GUIDANCE (AS WE ALL DO). SO AS A SUPPLEMENT TO THESE DRAWINGS, HERE IS A LIST OF SOME USEFUL RESOURCES:

IF THE DESIGN IS BEING MODIFIED, CONSIDER THESE REQUIRED READING:

1. "*GET YOUR HOUSE RIGHT*", BY MARIANNE CUSATO & BEN PENTREATH (100% NECESSARY)
2. "*RESIDENTIAL BUILDING CODES ILLUSTRATED*", BY FRANCIS CHING AND OTHERS

ALSO USEFUL (BUT NOT AS ESSENTIAL):
3. "*SKETCHUP & LAYOUT FOR ARCHITECTURE*", BY NICK SONDER (THE SOFTWARE USED HERE)
4. "*TRADITIONAL CONSTRUCTION PATTERNS*", BY STEPHEN MOUZON & SUSAN HENDERSON
5. "*A PATTERN LANGUAGE*", BY CHRISTOPHER ALEXANDER (ET AL)

FOR THOSE CONSTRUCTING THE HOUSE, THESE RESOURCES SHOULD ALSO BE REVIEWED:

1. YOUR STATE'S BUILDING CODE *(ENACTED AS LAW, IT IS THEREFORE UNCOPYRIGHTABLE– SO IF ANYBODY HARASSES YOU FOR COPYING IT, THE SUPREME COURT WILL BACK YOU UP.)*

ALSO USEFUL (BUT NOT AS ESSENTIAL):
2. "*VISUAL HANDBOOK OF BUILDING & REMODELING*", BY CHARLIE WING
3. "*PRETTY GOOD HOUSE*" (UPDATED, SCIENCE-BASED, SUSTAINABLE BUILDING ASSEMBLIES)

4 NOTES & ADDITIONAL RESOURCES

INCLUDING REQUIRED & RECOMMENDED READING

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A DESIGN BY JAY OSBORNE

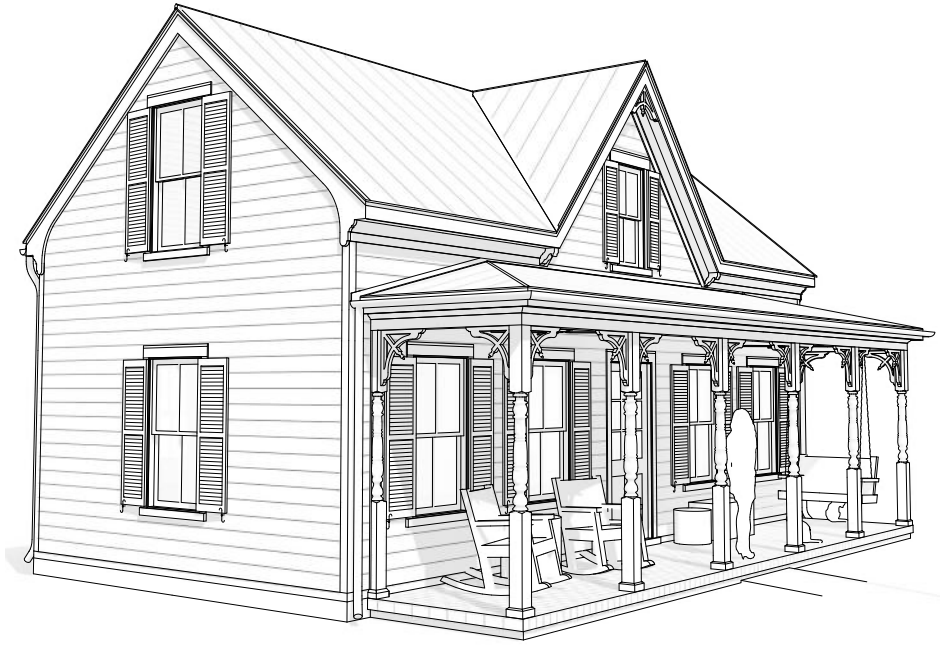
BACKYARD FARMHOUSE

DETAILS: ALL VARIATIONS

9 **2024-02-29** FIRST EDITION (COMPLETED BOOK)
8 **2023-10-26** 3RD DRAFT (DESIGNS SYNCRONIZED)
7 **2023-08-27** ALL: 2ND DRAFTS (REFORMAT PAGES)
1 **2022-11-30** FIRST PRESENTATION (SCHEMATIC)
+ See A0.1 for more project history and credits

SCHEDULES

A6.0



APRIL | JUNE

MAE | JULIE

The book is organized with technical drawings on the right-hand pages, and on the left, these illustrations and explanations. These lower footnotes describe some intentions behind the design. Architectural drawing sets rarely explain any underlying decisions. As image-based contracts, they must be followed rigidly. Yet to customize any design, you need to know many of the ideas that created it.

BACKYARD FARMHOUSE

BOOK SAMPLE PAGE

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The Backyard Farmhouse is designed as four sisters: April, Mae, June, and Julie. Each design variation is basically the same as the others, but with some changes. Together, they demonstrate the possibilities for creating new, derivative designs. Each sister is unique, but they all have much in common. Inspired by old houses that have withstood the test of time, they are short, compact, and very adaptable.

About the Designer

Jay Osborne is an artist who designs buildings. For years, he worked as an architectural designer on a variety of buildings. Having widened his perspective after traveling to dozens of countries, he now wants to design homes and communities that improve the lives of as many people as possible.

Metric Conversions

These plans are too information-dense for both imperial and metric dimensions. However, most dimensions are simple and modular. So you can substitute and mentally add the numbers. Such conversions aren't precise (especially the larger numbers), but they still usually add up correctly within dimension strings.

1″	25 mm
2″	**50 mm**
3″	75 mm
4″	**100 mm**
5″	125 mm
6″	**150 mm**
8″	**200 mm**
9″	225 mm
10″	**250 mm**
11″	275 mm
(1′) **12″**	**300 mm**
15″	375 mm
16″	**400 mm**
1′	300 mm
2′	**600 mm**
3′	900 mm
4′	**1200 mm**
5′	1500 mm
6′	**1800 mm**
7′	2100 mm
8′	**2400 mm**
9′	2700 mm
10′	**3000 mm**
12′	3600 mm
16′	**4800 mm**
20′	6000 mm
24′	**7200 mm**
28′	8400 mm
32′	**9600 mm**

Modular dimensions also help to reduce construction waste. The North American 4′ (48″) module converts to 1200 mm, internationally a common modular unit for building materials.

Use the open-source files to change the dimensions to metric.

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Download blueprints and source files for free at www.FreeFarmhouse.com.

To support Jay's newest designs and receive the first drafts of a new house every month, visit www.Patreon.com/FreeFarmhouse

The American Farmhouse

Inspired by an old house abandoned and overgrown in a Virginia forest, Jay designed this to be the first real (functional) open-source house.

The Extended Design

With its rear addition, this version of the first open-source house shows the adaptability of its architecture, learning from the lessons of time.

The Southern Farmhouse

The Forrest Gump house wasn't real. It was a movie set, demolished after the filming. But with these plans, you can make an old dream come true.

The Starter Farmhouses

Coming Soon: A new series of houses designed with interchangeable parts that you could mix and match in a million possible configurations.